

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2007 Assessment Roll

**Area Name / Number:** East Central Shoreline / 89

**Previous Physical Inspection:** 2003

**Improved Sales:**

Number of Sales: 621

Range of Sale Dates: 1/2004 - 12/2006

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2006 Value</b>	\$125,500	\$160,000	\$285,500	\$319,400	89.4%	13.70%
<b>2007 Value</b>	\$137,300	\$176,100	\$313,400	\$319,400	98.1%	13.63%
<b>Change</b>	+\$11,800	+\$16,100	+\$27,900		+8.7%	-0.07%
<b>% Change</b>	+9.4%	+10.1%	+9.8%		+9.7%	-0.51%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.07% and -0.51% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

<b>Population - Improved Parcel Summary:</b>			
	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2006 Value</b>	\$127,200	\$158,300	\$285,500
<b>2007 Value</b>	\$139,100	\$175,500	\$314,600
<b>Percent Change</b>	+9.4%	+10.9%	+10.2%

Number of one to three unit residences in the Population: 4053

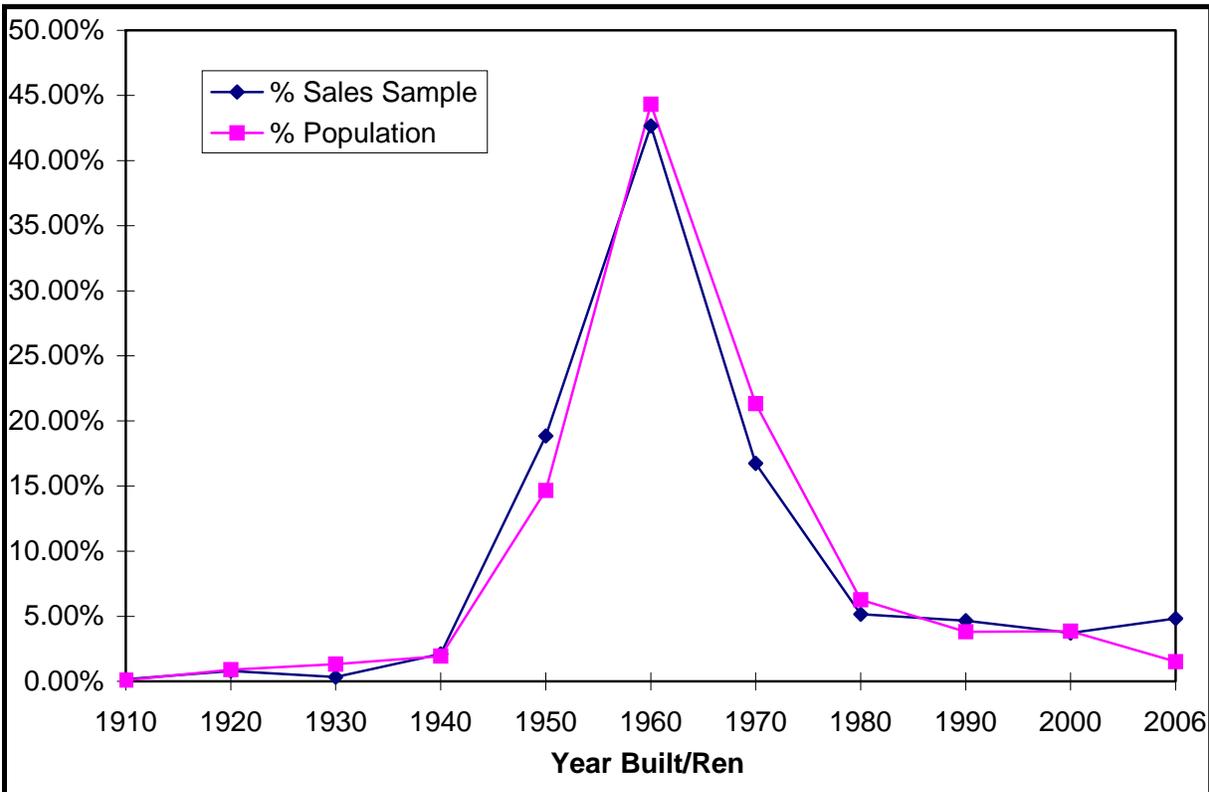
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes built after 2000 were at a higher assessment ratio than other parcels and the formula adjusts these upward less than others. Homes built prior to 1940 were at a lower assessment ratio than other parcels and the formula adjust these upward more than others. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

### Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.16%
1920	5	0.81%
1930	2	0.32%
1940	13	2.09%
1950	117	18.84%
1960	265	42.67%
1970	104	16.75%
1980	32	5.15%
1990	29	4.67%
2000	23	3.70%
2006	30	4.83%
	621	

Population		
Year Built/Ren	Frequency	% Population
1910	4	0.10%
1920	36	0.89%
1930	54	1.33%
1940	79	1.95%
1950	594	14.66%
1960	1796	44.31%
1970	865	21.34%
1980	254	6.27%
1990	154	3.80%
2000	156	3.85%
2006	61	1.51%
	4053	

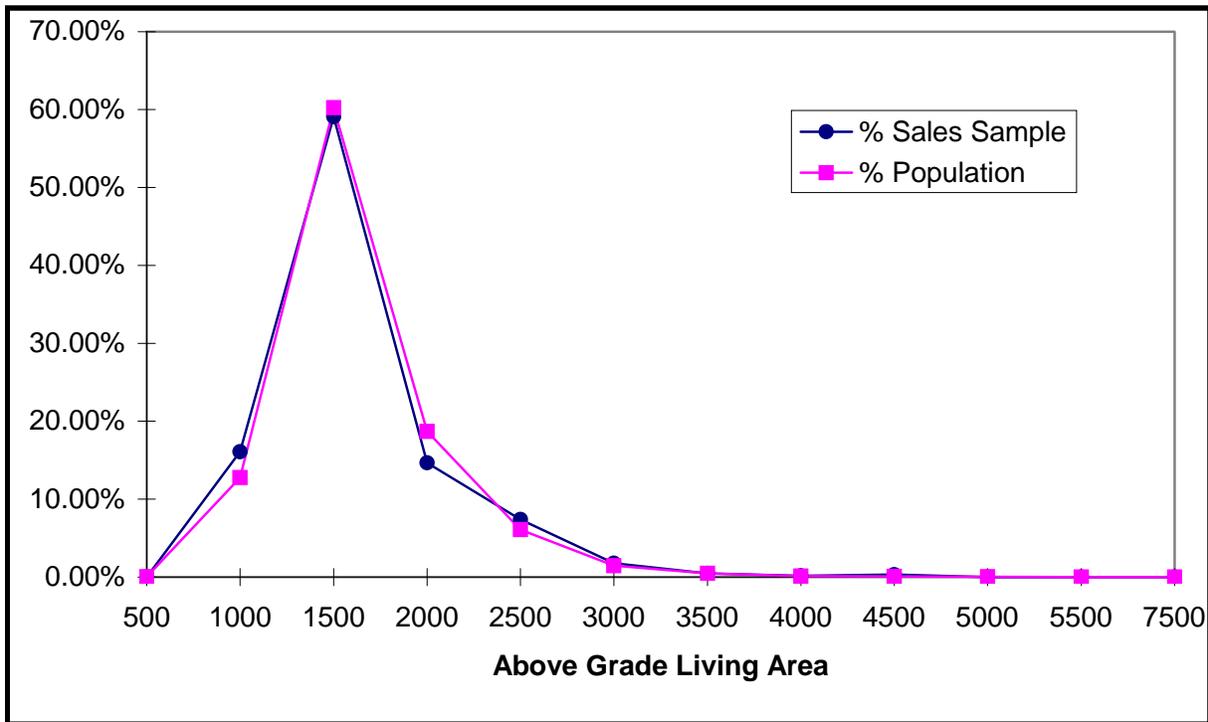


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	100	16.10%
1500	367	59.10%
2000	91	14.65%
2500	46	7.41%
3000	11	1.77%
3500	3	0.48%
4000	1	0.16%
4500	2	0.32%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	621	

Population		
AGLA	Frequency	% Population
500	1	0.02%
1000	518	12.78%
1500	2441	60.23%
2000	758	18.70%
2500	246	6.07%
3000	60	1.48%
3500	20	0.49%
4000	5	0.12%
4500	3	0.07%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
	4053	

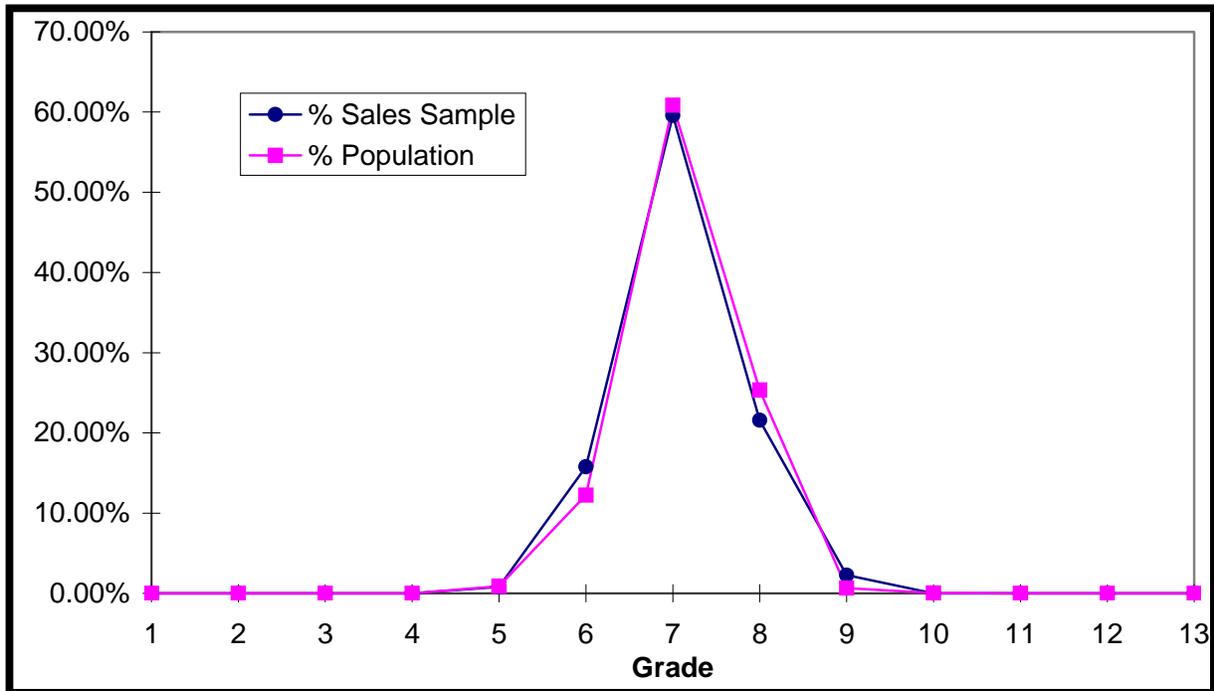


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

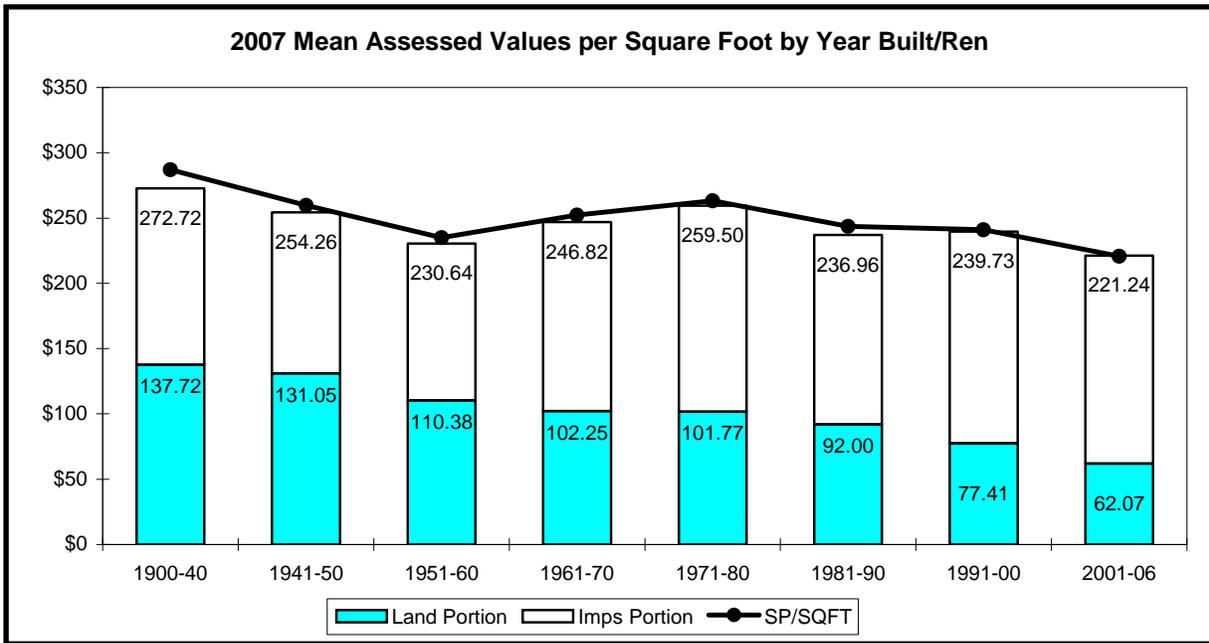
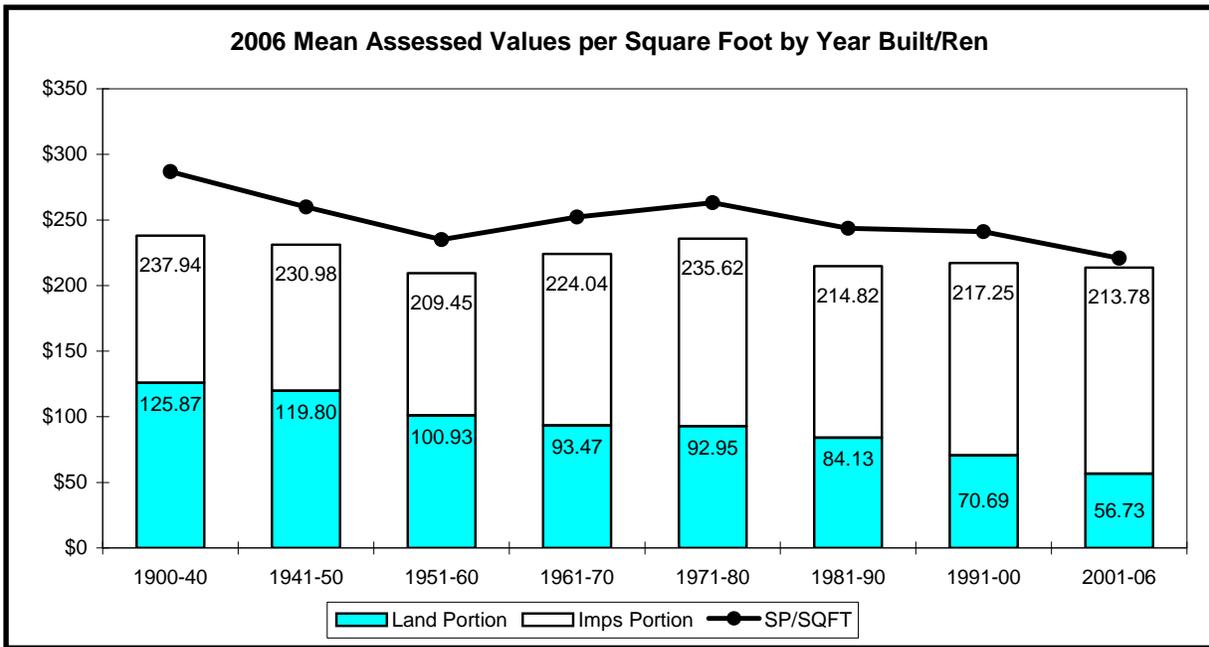
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	5	0.81%
6	98	15.78%
7	370	59.58%
8	134	21.58%
9	14	2.25%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
621		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	36	0.89%
6	497	12.26%
7	2466	60.84%
8	1027	25.34%
9	26	0.64%
10	1	0.02%
11	0	0.00%
12	0	0.00%
13	0	0.00%
4053		



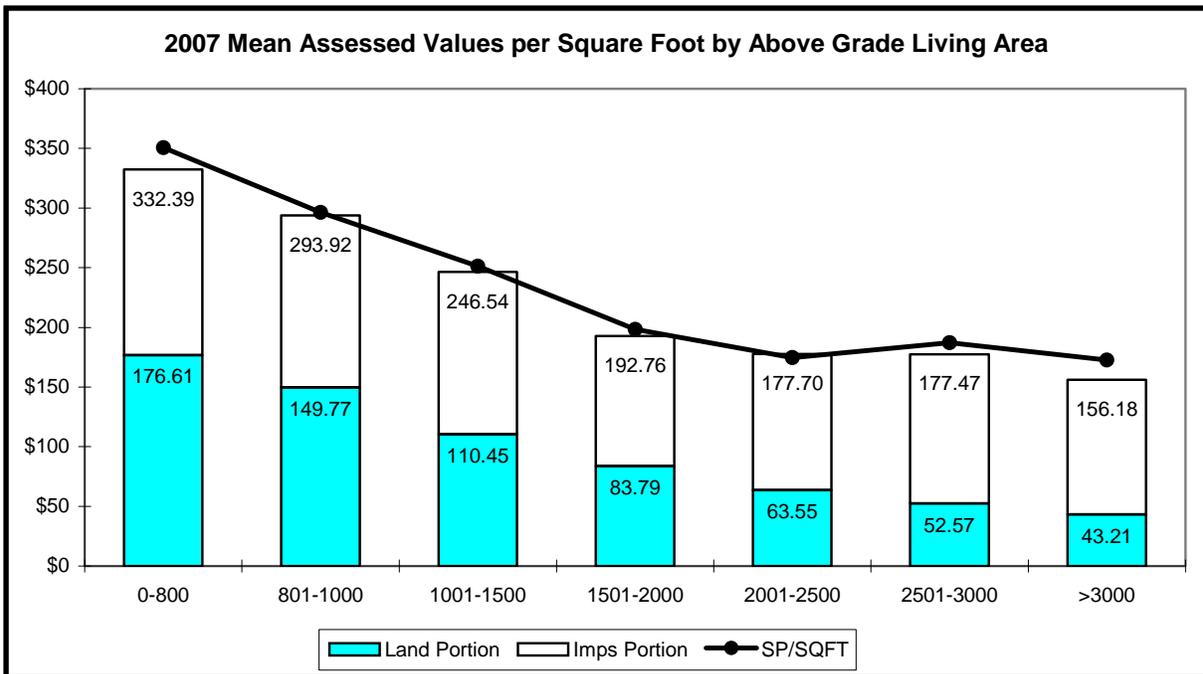
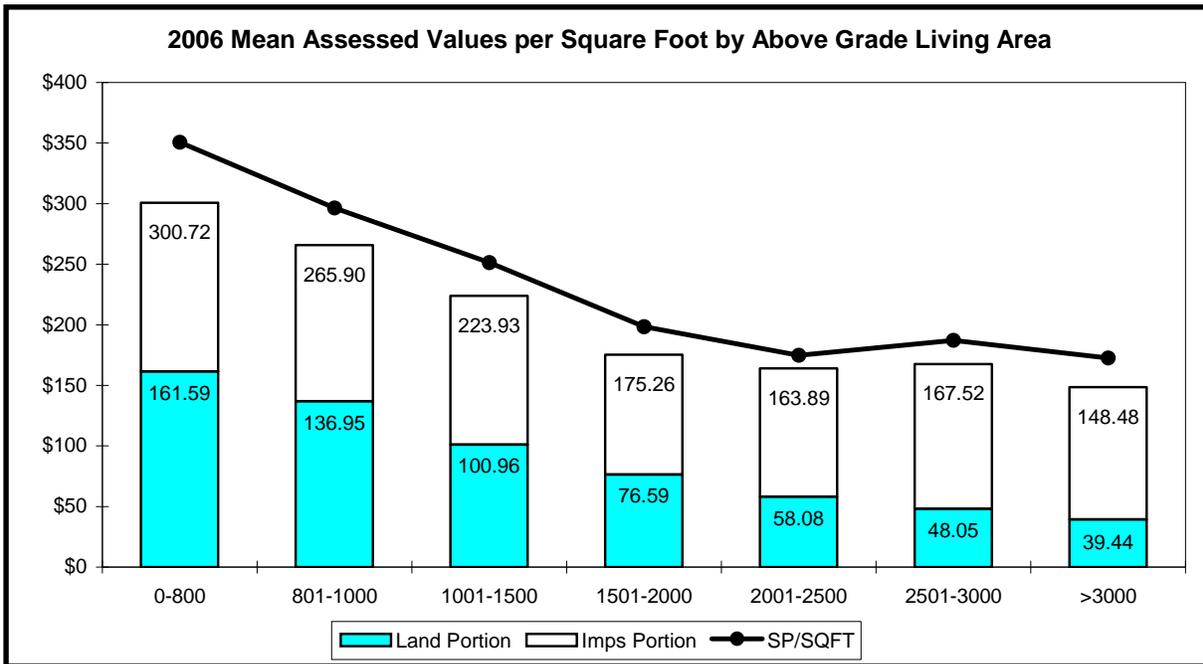
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

### Comparison of 2006 and 2007 Per Square Foot Values By Year Built / Renovated



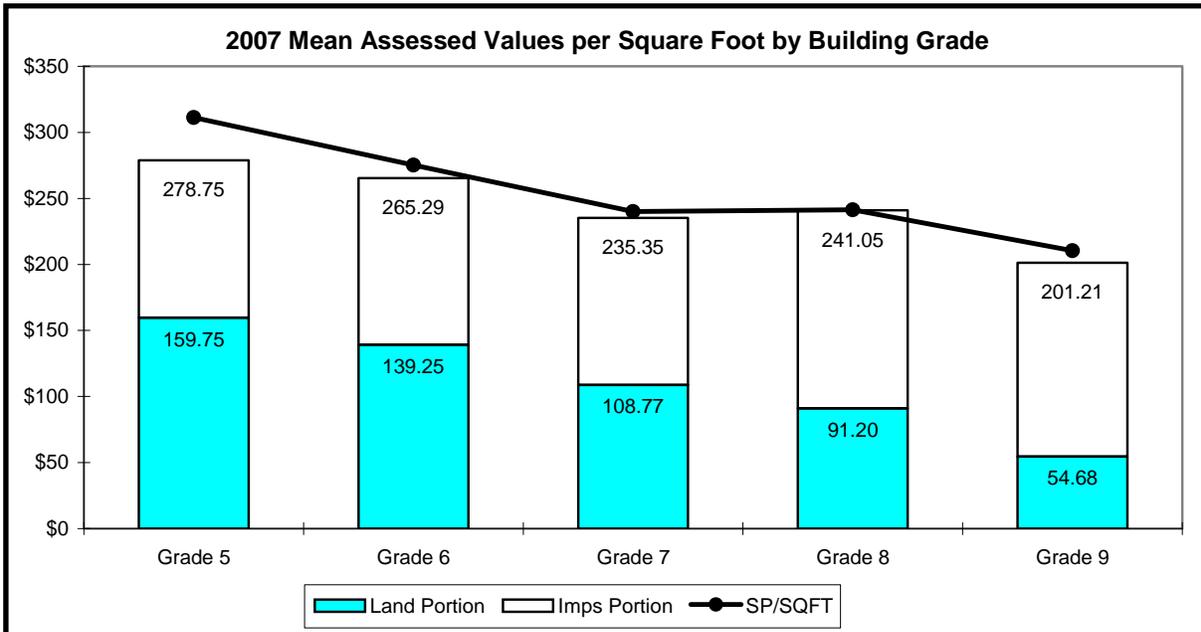
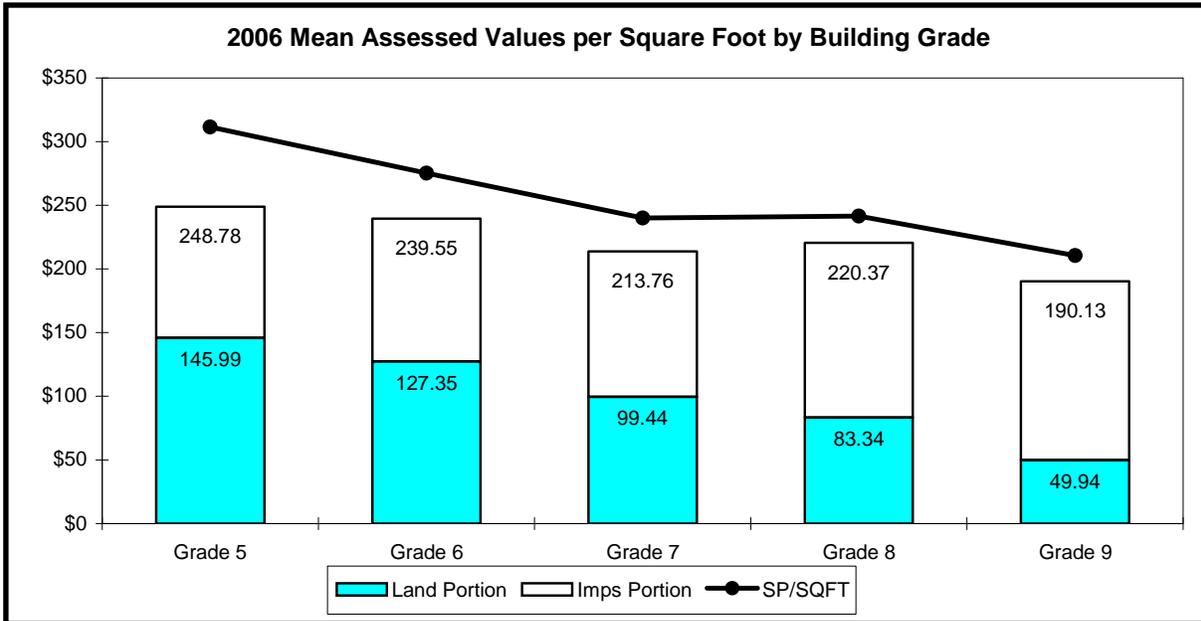
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

### Comparison of 2006 and 2007 Per Square Foot Values By Above Grade Living Area

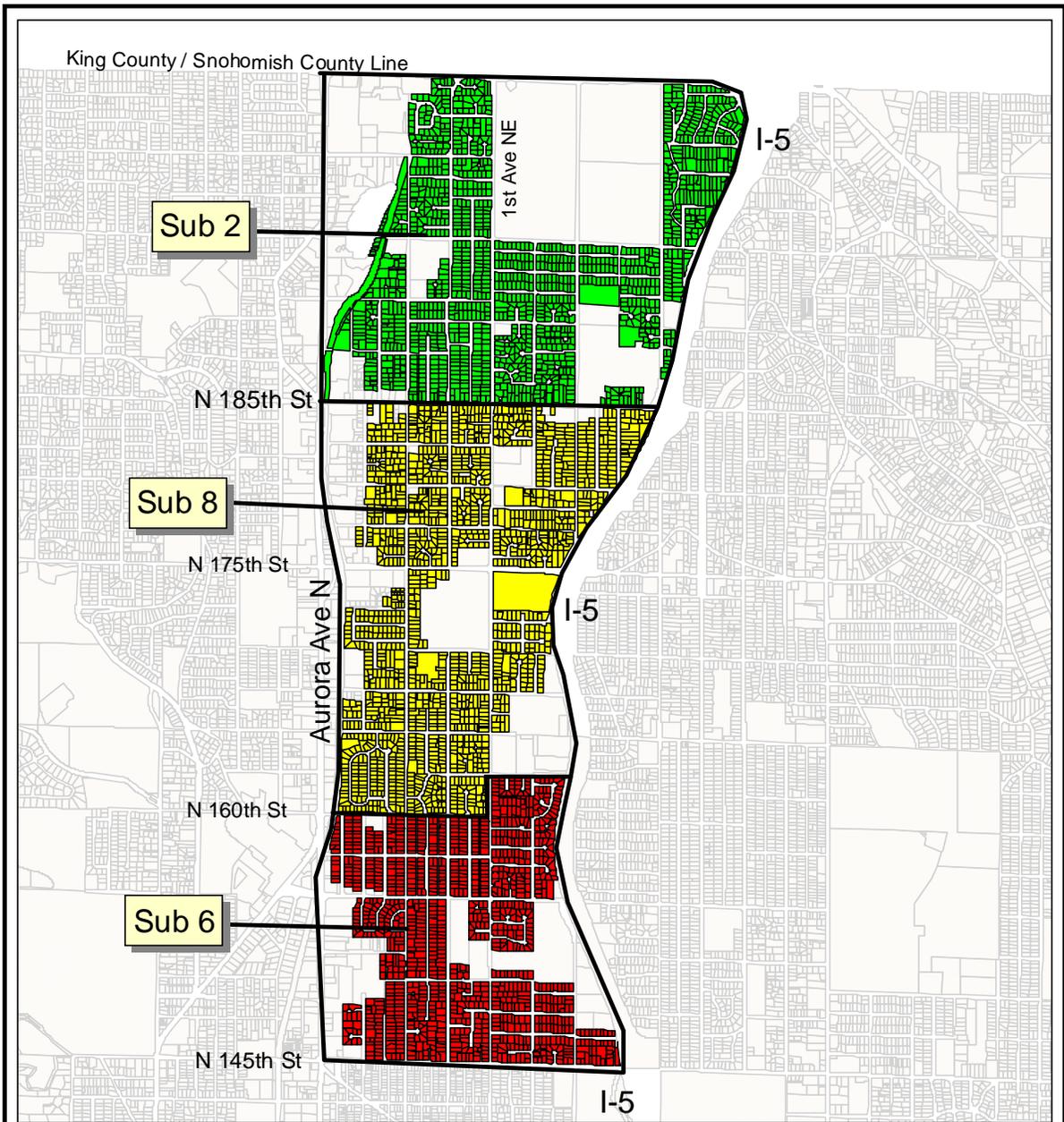


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2006 and 2007 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There are only five (5) sales with grade 5 improvements.



## Area 89 Subareas

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



0.1 0 0.1 0.2 0.3 0.4 Miles

Department of Assessments



King County

## Annual Update Process

### ***Data Utilized***

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change from the improved sales sample, a market adjustment for land values was derived. The formula is:

**2007 Land Value = 2006 Land Value x 1.098, with the result rounded down to the next \$1,000.**

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 621 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes built after 2000 were at a higher assessment ratio than other parcels and the formula adjusts these upward less than others. Homes built prior to 1940 were at a lower assessment ratio than other parcels and the formula adjust these upward more than others. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

**2007 Total Value = 2006 Total Value / .9067431 – (.04799959 if built before 1940) + (.05827825 if built after 2000)**

The resulting total value is rounded down to the next \$1,000, *then*:

2007 Improvements Value = 2007 Total Value minus 2007 Land Value

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value ((Previous Total Value \* 1.098) – 2007 Land Value = 2007 Improvements Value).

\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

\*If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value ((Previous Total Value \* 1.098) – 2007 Land Value = 2007 Improvements Value).

\*If vacant parcels (no improvement value) only the land adjustment applies.

\*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)

\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.

\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

\*If residential properties exist on commercially zoned land, apply the model.

### ***Mobile Home Update***

There were no mobile home sales for a separate analysis. Mobile home parcels will be valued using the Total % Change indicated by the sales sample. The resulting total value is calculated as follows:

**((Previous Total Value \* 1.098) – 2007 Land Value = 2007 Improvements Value), with results rounded down to the next \$1,000**

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 89 Annual Update Model Adjustments

**2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

10.28%

<b>Year Built Before 1940</b>	<b>Yes</b>
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% Adjustment	6.16%
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<b>Year Built After 2000</b>	<b>Yes</b>
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% Adjustment	-6.66%
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### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home built before 1940 would *approximately* receive a 16.44% upward adjustment (10.28% + 6.16%). 183 parcels of the improved population would receive this adjustment. There were 20 sales.

A home built after 2000 would *approximately* receive a 3.62% upward adjustment (10.28% - 6.66%). 52 parcels of the improved population would receive this adjustment. There were 30 sales.

Approximately 94% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 89 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	5	0.796	0.893	12.2%	0.682	1.103
6	98	0.869	0.963	10.7%	0.931	0.994
7	370	0.892	0.982	10.1%	0.968	0.996
8	134	0.914	0.997	9.1%	0.975	1.019
9	14	0.901	0.950	5.4%	0.902	0.998
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1940	21	0.841	0.965	14.8%	0.894	1.037
1941-1950	117	0.889	0.979	10.1%	0.952	1.006
1951-1960	265	0.892	0.982	10.1%	0.966	0.999
1961-1970	104	0.893	0.983	10.1%	0.957	1.009
1971-1980	32	0.896	0.986	10.1%	0.940	1.033
1981-1990	29	0.877	0.967	10.2%	0.915	1.018
1991-2000	23	0.900	0.994	10.4%	0.950	1.038
>2000	30	0.947	0.980	3.5%	0.939	1.022
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Average	413	0.893	0.978	9.5%	0.965	0.990
Good	178	0.890	0.982	10.4%	0.961	1.004
Very Good	30	0.931	1.027	10.3%	0.984	1.070
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	491	0.891	0.981	10.1%	0.969	0.993
1.5	59	0.896	0.991	10.5%	0.953	1.028
2	70	0.908	0.977	7.6%	0.947	1.007
2.5	1	0.830	0.914	10.1%	NA	NA

## Area 89 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<801	29	0.859	0.950	10.5%	0.890	1.009
801-1000	71	0.896	0.991	10.6%	0.957	1.024
1001-1500	367	0.892	0.982	10.1%	0.968	0.996
1501-2000	91	0.886	0.974	10.0%	0.946	1.002
2001-2500	46	0.939	1.017	8.3%	0.978	1.055
2501-3000	11	0.895	0.948	5.9%	0.903	0.993
>3000	6	0.858	0.904	5.4%	0.703	1.105
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Y	4	0.885	0.975	10.2%	0.742	1.207
N	617	0.894	0.982	9.7%	0.971	0.992
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Y	2	0.865	0.953	10.2%	0.542	1.365
N	619	0.894	0.982	9.8%	0.971	0.992
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
2	205	0.888	0.973	9.6%	0.954	0.992
6	174	0.896	0.988	10.2%	0.968	1.007
8	242	0.898	0.984	9.6%	0.967	1.001
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<5001	17	0.888	0.958	7.8%	0.897	1.018
5001-8000	301	0.897	0.982	9.5%	0.967	0.998
8001-12000	268	0.893	0.983	10.1%	0.966	1.000
>12000	35	0.885	0.974	10.0%	0.924	1.023

## Area 89 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

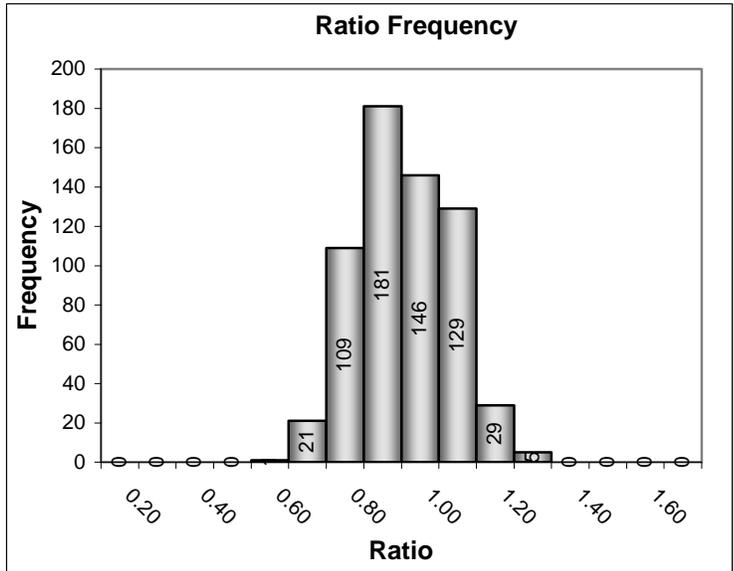
Year Built Before 1940 Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Y	20	0.839	0.975	16.2%	0.895	1.054
N	601	0.896	0.982	9.6%	0.971	0.992
Year Built After 2000 Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Y	30	0.947	0.980	3.5%	0.939	1.022
N	591	0.890	0.982	10.3%	0.971	0.993

# Annual Update Ratio Study Report (Before)

## 2006 Assessments

<b>District/Team:</b> NW / Team - 1	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 6/6/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> 89	<b>Appr ID:</b> DPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
Sample size (n)	621
Mean Assessed Value	285,500
Mean Sales Price	319,400
Standard Deviation AV	60,597
Standard Deviation SP	75,520
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	0.908
Median Ratio	0.900
Weighted Mean Ratio	0.894
<b>UNIFORMITY</b>	
Lowest ratio	0.582
Highest ratio:	1.270
Coefficient of Dispersion	11.45%
Standard Deviation	0.124
Coefficient of Variation	13.70%
Price Related Differential (PRD)	1.016
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.887
Upper limit	0.915
<b>95% Confidence: Mean</b>	
Lower limit	0.898
Upper limit	0.918
<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	4053
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.124
Recommended minimum:	25
Actual sample size:	621
Conclusion:	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	323
# ratios above mean:	298
z:	1.003
Conclusion:	Normal*
*i.e. no evidence of non-normality	



**COMMENTS:**

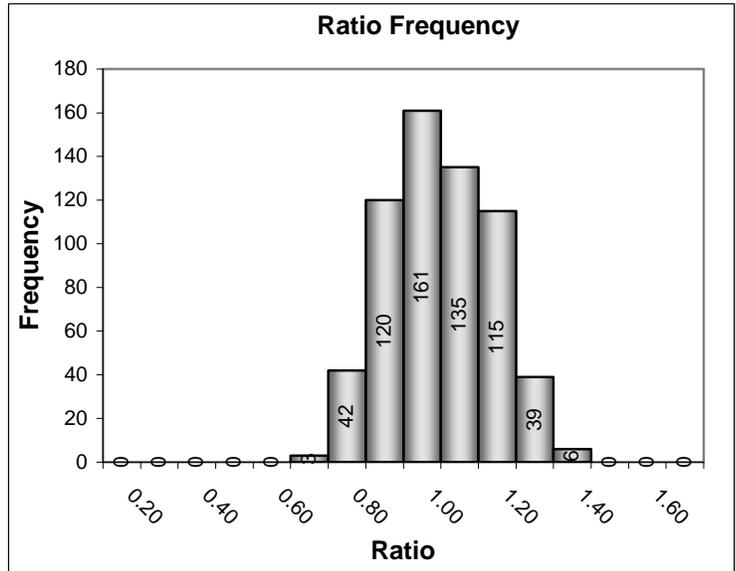
1 to 3 Unit Residences throughout area 89

# Annual Update Ratio Study Report (After)

## 2007 Assessments

<b>District/Team:</b> NW / Team - 1	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 6/6/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> 89	<b>Appr ID:</b> DPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
Sample size (n)	621
Mean Assessed Value	313,400
Mean Sales Price	319,400
Standard Deviation AV	62,180
Standard Deviation SP	75,520
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	0.998
Median Ratio	0.991
Weighted Mean Ratio	0.981
<b>UNIFORMITY</b>	
Lowest ratio	0.640
Highest ratio:	1.400
Coefficient of Dispersion	11.34%
Standard Deviation	0.136
Coefficient of Variation	13.63%
Price Related Differential (PRD)	1.017
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.977
Upper limit	1.006
<b>95% Confidence: Mean</b>	
Lower limit	0.988
Upper limit	1.009
<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	4053
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.136
Recommended minimum:	30
Actual sample size:	621
Conclusion:	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	324
# ratios above mean:	297
z:	1.083
Conclusion:	Normal*
*i.e. no evidence of non-normality	



### COMMENTS:

1 to 3 Unit Residences throughout area 89

Both assessment level and uniformity have been improved by application of the recommended values.

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	280710	0155	5/31/05	\$265,000	700	400	5	1948	3	6200	N	N	1610 N 185TH ST
002	222530	0040	11/30/05	\$399,000	1300	0	5	1942	5	22002	N	N	19026 MERIDIAN AVE N
002	613530	0010	4/24/06	\$281,500	700	0	6	1953	3	8280	N	N	19531 7TH AVE NE
002	050710	0020	3/4/05	\$226,000	760	720	6	1954	3	7374	N	N	1832 N 204TH PL
002	397170	2353	11/18/04	\$240,000	820	100	6	1952	3	7200	N	N	18814 5TH AVE NE
002	222290	0081	10/20/05	\$416,300	860	300	6	1946	3	5850	Y	Y	19297 STONE AVE N
002	397170	2263	12/27/04	\$188,000	870	0	6	1908	3	7942	N	N	508 NE 189TH ST
002	012710	0005	4/14/04	\$219,000	900	190	6	1950	4	8385	N	N	1650 N 200TH ST
002	164350	0047	6/27/06	\$350,000	950	0	6	1953	3	11745	N	N	18818 MIDVALE AVE N
002	398530	0307	7/22/04	\$248,000	950	0	6	1953	5	11421	N	N	19539 6TH AVE NE
002	397170	2355	2/13/06	\$276,950	1090	0	6	1951	4	6900	N	N	18820 5TH AVE NE
002	062604	9070	5/2/05	\$270,000	1110	0	6	1946	3	13320	N	N	18524 WALLINGFORD AVE N
002	012710	0015	6/21/06	\$355,000	1130	0	6	1948	5	6500	N	N	1638 N 200TH ST
002	222530	0165	9/15/05	\$285,000	1140	0	6	1941	4	5340	N	N	18543 1ST AVE NE
002	107210	0035	2/15/06	\$305,500	1150	0	6	1952	3	8640	N	N	19226 BURKE AVE N
002	398530	0305	3/14/06	\$324,500	1200	0	6	1953	4	10823	N	N	19558 5TH AVE NE
002	280710	0255	7/11/06	\$349,999	1540	0	6	1942	3	8468	N	N	18550 STONE AVE N
002	199970	0035	8/24/04	\$249,950	800	0	7	1954	3	7575	N	N	18822 DENSMORE AVE N
002	398530	0308	10/22/04	\$234,000	810	0	7	1953	4	9984	N	N	19544 5TH AVE NE
002	222630	0170	6/22/04	\$230,000	820	0	7	1953	4	8100	N	N	2121 N 193RD ST
002	566610	0100	12/14/06	\$285,000	860	0	7	1950	3	8260	N	N	309 NE 194TH ST
002	566610	0100	9/28/06	\$231,000	860	0	7	1950	3	8260	N	N	309 NE 194TH ST
002	050710	0030	9/1/04	\$230,000	940	0	7	1954	3	9399	N	N	1837 N 204TH PL
002	760970	0065	10/24/06	\$315,000	960	0	7	1958	3	8778	N	N	137 NE 193RD ST
002	574560	0005	8/17/06	\$295,500	960	0	7	1952	3	7370	N	N	18816 STONE AVE N
002	760970	0060	2/28/06	\$308,500	960	0	7	1958	3	8778	N	N	143 NE 193RD ST
002	760970	0075	12/15/04	\$259,950	960	0	7	1958	3	8778	N	N	123 NE 193RD ST

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	574560	0005	5/10/04	\$220,000	960	0	7	1952	3	7370	N	N	18816 STONE AVE N
002	222530	0128	5/17/05	\$322,500	970	310	7	1949	3	9000	N	N	2128 N 185TH ST
002	937330	0165	10/5/06	\$305,000	970	0	7	1955	4	10080	N	N	19218 5TH AVE NE
002	937330	0161	6/7/05	\$267,800	970	0	7	1955	4	9648	N	N	19224 5TH AVE NE
002	107910	0040	5/12/06	\$277,500	1000	0	7	1955	3	9045	N	N	2150 N 192ND ST
002	760970	0015	6/14/04	\$248,000	1000	0	7	1958	3	8778	N	N	116 NE 193RD ST
002	397170	0425	11/14/05	\$349,000	1030	440	7	1997	3	7203	N	N	838 NE 200TH ST
002	222530	0586	4/1/05	\$300,500	1040	580	7	1961	3	7440	N	N	345 NE 195TH ST
002	566610	0120	10/26/04	\$239,950	1040	0	7	1954	3	8260	N	N	310 NE 194TH ST
002	222530	0586	4/14/04	\$267,950	1040	580	7	1961	3	7440	N	N	345 NE 195TH ST
002	566610	0040	12/15/05	\$210,000	1040	0	7	1954	3	7906	N	N	148 NE 194TH ST
002	397170	0875	2/10/05	\$225,000	1050	0	7	1969	3	5000	N	N	19542 6TH AVE NE
002	050710	0005	2/10/06	\$372,000	1060	1060	7	1954	3	6865	N	N	1810 N 204TH PL
002	222630	0125	6/7/05	\$301,500	1080	0	7	1954	5	8100	N	N	2327 N 193RD ST
002	222630	0165	7/12/04	\$255,000	1080	0	7	1954	3	8100	N	N	2115 N 193RD ST
002	062604	9101	1/4/06	\$280,000	1090	0	7	1954	3	8760	N	N	18521 MERIDIAN AVE N
002	873010	0005	6/14/06	\$302,000	1100	0	7	1955	3	10560	N	N	352 NE 192ND ST
002	222630	0185	3/2/05	\$247,001	1100	0	7	1954	3	8100	N	N	2139 N 193RD ST
002	873010	0055	11/29/04	\$272,450	1100	0	7	1955	4	7085	N	N	19112 3RD AVE NE
002	219630	0050	10/1/04	\$305,000	1100	430	7	1958	4	9443	N	N	303 NE 193RD ST
002	873010	0035	4/8/05	\$227,000	1100	0	7	1955	3	8778	N	N	314 NE 192ND ST
002	164350	0006	6/20/05	\$255,000	1110	0	7	1951	4	5329	N	N	1225 N 192ND ST
002	323535	0010	5/24/05	\$328,000	1130	500	7	1975	3	9017	N	N	18524 MERIDIAN AVE N
002	222530	0139	1/12/05	\$275,000	1130	490	7	1980	3	7200	N	N	2336 N 185TH ST
002	107610	0090	7/13/04	\$285,000	1140	0	7	1953	3	8040	N	N	19405 CORLISS AVE N
002	219630	0060	10/15/04	\$314,500	1140	420	7	1958	4	8720	N	N	317 NE 193RD ST
002	107210	0050	7/6/05	\$296,000	1150	0	7	1952	3	8640	N	N	19242 BURKE AVE N
002	421390	0030	5/5/06	\$435,750	1160	700	7	1982	3	6500	N	N	2341 N 189TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	153810	0071	5/23/05	\$275,000	1160	0	7	1954	3	7400	N	N	20311 MERIDIAN AVE N
002	397170	0330	5/10/05	\$349,000	1160	620	7	1950	5	12120	N	N	627 NE 201ST ST
002	016250	0030	2/23/04	\$254,000	1160	0	7	1957	4	7202	N	N	19019 BAGLEY AVE N
002	222530	0585	7/12/06	\$368,000	1170	580	7	1979	3	9100	N	N	19317 5TH AVE NE
002	222630	0015	6/1/06	\$345,025	1180	0	7	1954	3	8100	N	N	2116 N 193RD ST
002	164350	0045	5/30/06	\$265,000	1180	0	7	1951	3	10993	N	N	18824 MIDVALE AVE N
002	397170	0385	6/29/05	\$255,000	1180	0	7	1947	3	14140	N	N	624 NE 200TH ST
002	164350	0045	1/20/05	\$232,500	1180	0	7	1951	3	10993	N	N	18824 MIDVALE AVE N
002	618770	0365	4/14/06	\$299,950	1190	0	7	1954	3	8170	N	N	20144 6TH AVE NE
002	618770	0460	11/28/05	\$230,000	1190	0	7	1952	3	8211	N	N	20105 6TH AVE NE
002	223050	0010	3/17/05	\$279,000	1200	0	7	1953	3	9588	N	N	19010 WALLINGFORD AVE N
002	618770	0350	9/23/04	\$238,000	1200	0	7	1953	3	8010	N	N	20122 6TH AVE NE
002	223150	0040	3/11/04	\$287,900	1200	610	7	1954	4	7445	Y	N	1308 N 196TH ST
002	618770	0495	4/27/05	\$255,000	1220	0	7	1955	3	7030	N	N	20145 6TH PL NE
002	242690	0051	7/12/05	\$350,000	1240	0	7	1956	3	8081	N	N	1614 N 203RD PL
002	219630	0015	1/4/06	\$362,000	1240	850	7	1958	4	8778	N	N	316 NE 193RD ST
002	760970	0005	3/9/05	\$270,000	1250	0	7	1958	3	9380	N	N	104 NE 193RD ST
002	856340	0005	7/14/04	\$280,000	1250	0	7	1960	3	11395	N	N	18925 MERIDIAN AVE N
002	199970	0030	10/27/04	\$252,000	1260	0	7	1954	3	9187	N	N	18828 DENSMORE AVE N
002	397170	0351	5/24/04	\$285,000	1260	980	7	1950	5	9000	N	N	20008 6TH AVE NE
002	566610	0060	8/19/05	\$305,200	1280	0	7	1954	3	7906	N	N	115 NE 194TH ST
002	153810	0070	4/10/06	\$359,950	1280	420	7	1954	4	8940	N	N	1848 N 203RD ST
002	107710	0025	9/2/05	\$314,995	1290	0	7	1954	3	8380	N	N	1624 N 196TH PL
002	222530	0132	7/27/06	\$304,950	1290	0	7	1939	4	9000	N	N	2146 N 185TH ST
002	222350	0047	8/11/05	\$410,000	1300	580	7	1959	3	7452	N	N	19817 WALLINGFORD AVE N
002	776100	0070	10/9/06	\$415,000	1300	1110	7	1965	4	7194	N	N	2104 N 188TH ST
002	280710	0135	3/24/06	\$325,000	1300	0	7	1957	4	7440	N	N	18531 DENSMORE AVE N
002	618770	0195	5/19/05	\$290,000	1300	0	7	1951	3	7840	N	N	20108 7TH AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	062604	9146	7/13/04	\$315,000	1300	530	7	1962	3	9427	N	N	18519 BURKE AVE N
002	222530	0127	7/21/05	\$295,000	1300	0	7	1952	4	9000	N	N	2140 N 185TH ST
002	618770	0040	2/16/06	\$250,000	1300	900	7	1955	3	6750	N	N	716 NE 204TH ST
002	222530	0444	12/21/04	\$256,800	1310	0	7	1942	4	11442	N	N	304 NE 185TH ST
002	776990	0035	8/25/05	\$305,000	1320	0	7	1957	3	8058	N	N	2304 N 188TH ST
002	222990	0050	2/10/06	\$310,000	1330	0	7	1952	3	7415	N	N	19008 ASHWORTH AVE N
002	107710	0080	1/25/06	\$320,000	1330	0	7	1954	3	9000	N	N	1639 N 196TH PL
002	222990	0050	8/20/05	\$255,000	1330	0	7	1952	3	7415	N	N	19008 ASHWORTH AVE N
002	446590	0030	11/7/05	\$265,000	1330	0	7	1951	4	13440	N	N	19104 STONE AVE N
002	164350	0061	3/18/04	\$250,500	1330	0	7	1948	4	6851	N	N	18573 STONE AVE N
002	222290	0102	3/30/04	\$299,950	1330	650	7	1977	4	7630	N	N	19403 ASHWORTH AVE N
002	760970	0055	5/10/06	\$345,000	1340	0	7	1958	3	8778	N	N	149 NE 193RD ST
002	613530	0050	11/27/06	\$369,500	1340	0	7	1980	4	8487	N	N	504 NE 195TH ST
002	397170	0850	9/27/05	\$266,400	1340	0	7	1956	3	13035	N	N	706 NE 198TH ST
002	613530	0045	5/20/05	\$261,995	1340	0	7	1952	3	8487	N	N	512 NE 195TH ST
002	664810	0020	11/2/04	\$340,000	1340	320	7	1957	4	15194	N	N	20323 BURKE AVE N
002	613530	0050	10/22/04	\$280,000	1340	0	7	1980	4	8487	N	N	504 NE 195TH ST
002	760970	0055	5/1/04	\$229,900	1340	0	7	1958	3	8778	N	N	149 NE 193RD ST
002	223190	0010	1/31/06	\$299,000	1350	500	7	1962	3	8088	N	N	19022 CORLISS AVE N
002	164350	0073	5/9/05	\$397,500	1350	930	7	2004	3	5284	N	N	18513 STONE AVE N
002	164350	0077	12/29/04	\$384,950	1350	930	7	2004	3	6000	N	N	18521 STONE AVE N
002	280710	0165	7/28/04	\$341,000	1360	800	7	1975	5	7564	N	N	18522 ASHWORTH AVE N
002	222350	0045	10/10/06	\$402,000	1370	770	7	1966	4	9600	N	N	19804 ASHWORTH AVE N
002	222350	0045	8/17/04	\$297,000	1370	770	7	1966	4	9600	N	N	19804 ASHWORTH AVE N
002	107410	0085	10/30/06	\$380,000	1380	0	7	1953	3	8125	N	N	19537 MERIDIAN AVE N
002	618770	0045	6/29/06	\$297,000	1380	0	7	1952	4	5464	N	N	724 NE 204TH ST
002	107510	0030	5/24/05	\$305,000	1380	0	7	1953	3	9124	N	N	19258 WALLINGFORD AVE N
002	856370	0060	8/29/06	\$360,000	1400	0	7	1954	3	7480	N	N	19665 WALLINGFORD AVE N

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	222990	0075	8/17/06	\$345,000	1400	0	7	1952	4	9100	N	N	1632 N 190TH ST
002	107910	0085	6/15/06	\$339,950	1410	0	7	1954	3	9045	N	N	2151 N 192ND ST
002	107210	0085	1/7/04	\$200,000	1410	0	7	1952	4	7830	N	N	1909 N 195TH ST
002	223100	0020	6/10/05	\$360,000	1420	510	7	1961	3	7210	N	N	1611 N 197TH PL
002	222530	0149	1/26/05	\$306,800	1440	0	7	1963	4	7150	N	N	18518 CORLISS AVE N
002	107710	0070	9/28/04	\$285,950	1440	0	7	1954	4	8266	N	N	1627 N 196TH PL
002	164350	0072	8/15/05	\$301,000	1450	0	7	1983	3	7245	N	N	18535 STONE AVE N
002	222290	0150	3/31/06	\$450,000	1460	1460	7	1962	4	12270	N	N	19221 ASHWORTH AVE N
002	222290	0125	6/9/05	\$365,000	1470	1070	7	1959	3	9480	N	N	19233 ASHWORTH AVE N
002	107710	0045	3/18/05	\$280,000	1470	0	7	1954	3	8360	N	N	19518 ASHWORTH AVE N
002	222410	0043	1/10/05	\$230,000	1470	0	7	1954	3	10455	N	N	19251 WALLINGFORD AVE N
002	223050	0020	5/10/05	\$290,000	1480	0	7	1954	4	7000	N	N	19020 WALLINGFORD AVE N
002	397170	0935	5/26/04	\$275,000	1480	920	7	1954	3	12960	N	N	19804 5TH AVE NE
002	241990	0075	9/1/06	\$396,750	1490	0	7	1955	4	8190	N	N	1843 N 199TH ST
002	241990	0120	5/4/05	\$325,000	1490	0	7	1955	3	9262	N	N	1804 N 198TH ST
002	222630	0195	7/2/04	\$277,500	1500	0	7	1954	5	8100	N	N	2151 N 193RD ST
002	242690	0040	12/18/06	\$359,950	1510	0	7	1956	3	15060	N	N	1634 N 203RD PL
002	107310	0050	8/9/06	\$381,500	1520	0	7	1953	4	7695	N	N	19548 BURKE AVE N
002	107710	0020	8/9/04	\$270,000	1520	0	7	1954	3	8519	N	N	1632 N 196TH PL
002	618770	0375	10/16/06	\$339,900	1530	0	7	1952	3	8150	N	N	20156 6TH AVE NE
002	618770	0375	10/20/05	\$249,195	1530	0	7	1952	3	8150	N	N	20156 6TH AVE NE
002	107610	0015	6/8/06	\$347,000	1540	0	7	1953	3	8107	N	N	2117 N 194TH ST
002	242690	0120	6/24/04	\$310,000	1540	0	7	1956	4	8253	N	N	1651 N 203RD ST
002	937330	0175	8/14/06	\$345,500	1560	0	7	1959	3	10944	N	N	19200 5TH AVE NE
002	776990	0055	2/7/05	\$335,000	1560	0	7	1956	5	9201	N	N	2333 N 188TH ST
002	223050	0060	1/25/05	\$258,000	1560	0	7	1953	4	7000	N	N	19021 MERIDIAN AVE N
002	164350	0026	1/21/04	\$299,800	1570	0	7	1956	3	13284	N	N	18827 STONE AVE N
002	925090	0173	6/19/06	\$362,500	1580	0	7	1954	4	7000	N	N	1322 N 195TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	107910	0045	5/25/06	\$334,000	1590	0	7	1955	4	9045	N	N	2156 N 192ND ST
002	164350	0075	1/13/05	\$399,990	1590	1000	7	2004	3	9525	N	N	18519 STONE AVE N
002	397170	0420	4/22/04	\$275,000	1600	0	7	1960	3	12180	N	N	834 NE 200TH ST
002	107310	0090	7/13/04	\$267,000	1600	0	7	1953	3	8433	N	N	19515 BURKE AVE N
002	446590	0015	4/12/04	\$300,950	1610	0	7	1952	5	14330	N	N	1319 N 192ND ST
002	280710	0085	7/24/06	\$362,450	1680	0	7	1952	3	9176	N	N	18548 DENSMORE AVE N
002	222290	0122	8/12/05	\$350,000	1680	1000	7	1960	3	8808	N	N	19251 ASHWORTH AVE N
002	107410	0065	12/27/04	\$251,200	1680	0	7	1953	3	8320	N	N	19217 MERIDIAN AVE N
002	280710	0221	10/11/06	\$469,950	1690	0	7	1988	3	8075	N	N	18555 ASHWORTH AVE N
002	566610	0075	9/25/06	\$349,950	1700	0	7	1954	4	7906	N	N	135 NE 194TH ST
002	776990	0070	9/9/05	\$348,000	1710	0	7	1958	3	9254	N	N	2305 N 188TH ST
002	222290	0142	11/8/05	\$308,000	1710	0	7	1950	3	13747	N	N	19225 ASHWORTH AVE N
002	397170	0900	4/21/05	\$312,500	1720	800	7	1984	3	5400	N	N	19846 5TH AVE NE
002	164350	0048	7/20/05	\$299,950	1760	0	7	1955	3	12583	N	N	18828 MIDVALE AVE N
002	873010	0010	7/7/04	\$275,000	1780	0	7	1955	4	9900	N	N	346 NE 192ND ST
002	618770	0225	9/21/04	\$319,990	1790	0	7	1950	5	7310	N	N	20144 7TH AVE NE
002	242690	0020	5/17/06	\$313,000	1810	0	7	1956	3	8200	N	N	1662 N 203RD ST
002	164350	0070	2/12/04	\$299,000	1810	0	7	1988	3	7722	N	N	18531 STONE AVE N
002	873010	0050	12/2/04	\$371,000	1830	0	7	1955	5	7412	N	N	19120 3RD AVE NE
002	398530	0320	2/23/04	\$294,500	1860	0	7	1998	3	11003	N	N	19520 7TH AVE NE
002	222630	0045	11/7/06	\$360,000	1870	0	7	1953	5	8100	N	N	2152 N 193RD ST
002	446590	0035	9/1/05	\$322,000	1870	0	7	1953	3	8091	N	N	18850 STONE AVE N
002	280710	0145	5/19/04	\$263,500	1890	0	7	1948	3	9176	N	N	1620 N 185TH ST
002	222350	0021	5/5/06	\$415,000	2000	0	7	1990	3	10350	N	N	19925 WALLINGFORD AVE N
002	222290	0084	8/12/05	\$399,950	2010	0	7	1946	3	3200	Y	Y	19279 STONE AVE N
002	566610	0005	8/28/06	\$370,000	2030	0	7	1954	3	7973	N	N	104 NE 194TH ST
002	223210	0020	3/22/04	\$286,150	2050	0	7	1955	5	9534	N	N	1642 N 199TH ST
002	397170	0275	9/3/04	\$250,000	2090	0	7	1954	3	12180	N	N	827 NE 201ST ST

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	223180	0150	12/14/05	\$409,950	2150	0	7	1961	4	8040	N	N	2333 N 192ND ST
002	164350	0166	3/30/04	\$305,000	2150	0	7	1961	4	15620	N	N	18833 MIDVALE AVE N
002	222290	0104	6/1/06	\$550,000	2230	800	7	1978	3	8774	N	N	1305 N 195TH ST
002	269730	0030	6/2/06	\$343,740	1100	430	8	1963	3	7500	N	N	2316 N 194TH ST
002	680000	0080	6/20/05	\$360,000	1190	430	8	1975	3	7190	N	N	415 NE 190TH PL
002	664800	0035	4/18/06	\$379,900	1220	320	8	1957	3	7392	N	N	20007 MERIDIAN PL N
002	141930	0060	7/29/04	\$320,000	1220	900	8	1990	3	7425	N	N	407 NE 189TH CT
002	664800	0035	1/27/06	\$270,000	1220	320	8	1957	3	7392	N	N	20007 MERIDIAN PL N
002	680000	0070	2/5/04	\$263,200	1220	430	8	1975	3	7085	N	N	409 NE 190TH PL
002	269730	0110	11/20/06	\$350,700	1240	450	8	1963	3	7625	N	N	2357 N 194TH ST
002	269730	0060	5/13/05	\$329,950	1240	690	8	1963	3	7500	N	N	2334 N 194TH ST
002	175730	0010	10/25/04	\$325,000	1250	490	8	1963	3	7980	N	N	2151 N 188TH ST
002	175730	0070	8/25/04	\$315,000	1250	500	8	1963	3	10180	N	N	2136 N 188TH ST
002	269730	0190	8/1/06	\$393,000	1270	450	8	1963	4	7500	N	N	2309 N 194TH ST
002	141930	0030	10/26/05	\$420,000	1300	940	8	1990	3	7129	N	N	414 NE 189TH CT
002	223180	0080	2/25/04	\$274,950	1300	1000	8	1961	3	8040	N	N	2346 N 192ND ST
002	222530	0182	10/7/05	\$419,000	1320	600	8	1975	4	11115	N	N	2324 N 187TH ST
002	269730	0130	12/15/05	\$352,000	1400	500	8	1963	3	7500	N	N	2345 N 194TH ST
002	776100	0050	4/16/04	\$294,000	1400	710	8	1966	4	9400	N	N	2120 N 188TH ST
002	398530	0005	12/9/05	\$354,000	1410	0	8	1957	3	10880	N	N	20402 5TH AVE NE
002	776740	0060	2/26/04	\$329,000	1420	670	8	1979	3	7300	N	N	2344 N 190TH ST
002	062604	9141	2/6/04	\$331,950	1450	400	8	1962	4	11900	N	N	18821 MERIDIAN AVE N
002	797050	0110	11/19/04	\$280,000	1500	0	8	1967	3	7128	N	N	19211 DENSMORE AVE N
002	062604	9148	2/28/06	\$360,000	1520	0	8	1960	3	9800	N	N	18801 MERIDIAN AVE N
002	856330	0085	12/14/05	\$395,000	1530	0	8	1958	3	9800	N	N	18578 BURKE AVE N
002	615700	0010	1/10/06	\$440,000	1590	420	8	1988	3	7208	N	N	18612 CORLISS AVE N
002	397170	0335	7/29/05	\$449,921	1810	1000	8	1968	4	12120	N	N	621 NE 201ST ST
002	856328	0010	11/15/04	\$352,000	2120	0	8	1955	3	10096	N	N	18804 WALLINGFORD AVE N

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	241990	0115	1/9/04	\$265,000	2140	0	8	1955	4	9126	N	N	1812 N 198TH ST
002	421391	0050	3/18/05	\$435,000	2170	0	8	1999	3	8382	N	N	18845 1ST AVE NE
002	153810	0035	6/29/04	\$399,950	2330	0	8	2004	3	7647	N	N	20328 WALLINGFORD AVE N
002	398530	0333	12/27/05	\$370,000	4100	0	8	1966	4	21000	N	N	735 NE 198TH ST
002	223210	0053	7/6/06	\$730,000	4260	0	8	2001	3	15289	N	N	19920 ASHWORTH AVE N
002	062604	9183	5/2/06	\$550,000	2520	0	9	2005	3	8802	N	N	1837 N 203RD ST
002	062604	9074	2/15/06	\$614,950	2690	0	9	2005	3	7200	N	N	1841 N 203RD ST
002	280710	0205	9/12/06	\$679,950	3050	0	9	2006	3	7314	N	N	1325 N 188TH ST
002	280710	0206	5/1/06	\$675,000	3090	0	9	2006	3	7314	N	N	1329 N 188TH ST
002	280710	0211	8/18/06	\$695,000	3290	0	9	2006	3	7315	N	N	1321 N 188TH ST
006	440270	0192	10/21/05	\$315,000	1190	0	5	1964	3	8570	N	N	15749 WALLINGFORD AVE N
006	440270	0750	5/4/06	\$285,000	660	0	6	1947	3	7936	N	N	15502 ASHWORTH AVE N
006	440270	0750	8/17/04	\$224,000	660	0	6	1947	3	7936	N	N	15502 ASHWORTH AVE N
006	688590	0190	6/5/06	\$336,500	680	200	6	1928	4	8160	N	N	15533 STONE AVE N
006	055810	0220	7/21/05	\$277,400	680	0	6	1947	3	7888	N	N	14517 INTERLAKE AVE N
006	667190	0120	9/29/05	\$337,500	770	440	6	1951	4	6000	N	N	15321 STONE AVE N
006	667190	0140	4/19/05	\$269,450	770	250	6	1951	4	6008	N	N	15305 STONE AVE N
006	288170	0473	6/13/06	\$242,000	770	0	6	1928	4	7200	N	N	2107 N 155TH ST
006	440270	0165	2/20/04	\$260,000	790	100	6	1955	3	7690	N	N	15715 WALLINGFORD AVE N
006	288170	0551	8/23/04	\$186,000	810	0	6	1947	3	7550	N	N	14513 1ST AVE NE
006	039610	0105	6/17/05	\$237,500	840	0	6	1954	3	6000	N	N	2105 N 163RD ST
006	688590	0385	10/5/04	\$236,950	840	0	6	1948	3	8160	N	N	15509 ASHWORTH AVE N
006	667190	0020	2/18/05	\$230,000	860	0	6	1948	4	7119	N	N	15345 INTERLAKE AVE N
006	667190	0145	7/30/04	\$210,000	860	0	6	1948	4	6030	N	N	15301 STONE AVE N
006	667190	0015	7/18/05	\$210,000	860	0	6	1948	4	6128	N	N	1317 N 155TH ST
006	667190	0025	8/5/05	\$210,000	860	0	6	1948	4	5660	N	N	15337 INTERLAKE AVE N
006	039610	0095	12/13/05	\$243,000	910	0	6	1954	4	6000	N	N	16221 BAGLEY PL N
006	288170	0041	2/1/05	\$275,000	920	640	6	1947	3	9957	N	N	2158 N 160TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	777130	0025	1/8/04	\$210,000	990	0	6	1949	4	8100	N	N	2126 N 148TH ST
006	440270	0110	3/18/06	\$310,000	1060	0	6	1984	3	7680	N	N	15738 DENSMORE AVE N
006	055810	0130	10/12/05	\$339,950	1120	0	6	1984	5	8023	N	N	14530 INTERLAKE AVE N
006	055810	0130	6/21/05	\$265,000	1120	0	6	1984	5	8023	N	N	14530 INTERLAKE AVE N
006	667190	0270	8/10/04	\$242,500	1150	0	6	1948	3	6000	N	N	15301 ASHWORTH PL N
006	039610	0065	6/26/06	\$322,500	1170	0	6	1954	3	6199	N	N	16216 BAGLEY PL N
006	667190	0280	7/12/04	\$235,000	1200	0	6	1948	4	6686	N	N	15331 ASHWORTH AVE N
006	182604	9324	11/18/04	\$305,000	1270	0	6	1942	5	8448	N	N	1350 N 150TH ST
006	667190	0275	7/20/06	\$338,000	1370	0	6	1948	4	6636	N	N	15326 ASHWORTH PL N
006	667190	0275	2/27/06	\$306,000	1370	0	6	1948	4	6636	N	N	15326 ASHWORTH PL N
006	667190	0275	5/12/04	\$239,950	1370	0	6	1948	4	6636	N	N	15326 ASHWORTH PL N
006	440270	0495	1/9/04	\$247,500	1440	0	6	1952	4	6400	N	N	15551 MERIDIAN AVE N
006	667190	0035	4/8/04	\$235,000	1450	0	6	1948	3	7718	N	N	15325 INTERLAKE AVE N
006	556210	0125	1/5/06	\$249,000	730	0	7	1948	3	8100	N	N	15738 MIDVALE AVE N
006	556210	0125	2/27/04	\$199,950	730	0	7	1948	3	8100	N	N	15738 MIDVALE AVE N
006	556210	0395	12/13/05	\$315,000	790	0	7	1940	3	8100	N	N	15717 ASHWORTH AVE N
006	556210	0390	4/27/06	\$336,000	800	0	7	1940	4	8100	N	N	15721 ASHWORTH AVE N
006	429230	0040	9/25/06	\$300,000	810	0	7	1949	5	8611	N	N	2355 N 147TH ST
006	440810	0095	6/5/06	\$289,500	850	0	7	1950	3	6120	N	N	109 NE 147TH ST
006	182604	9355	12/13/05	\$309,900	850	0	7	1940	5	10650	N	N	1336 N 152ND ST
006	440270	0096	12/1/05	\$353,000	860	600	7	1978	3	7979	N	N	15757 DENSMORE AVE N
006	440270	0593	6/28/04	\$273,000	860	580	7	1949	4	7808	N	N	1819 N 157TH ST
006	440270	0780	5/18/06	\$320,000	880	0	7	1950	3	7680	N	N	15533 DENSMORE AVE N
006	440810	0055	3/21/05	\$270,000	880	490	7	1950	3	6120	N	N	157 NE 147TH ST
006	440270	0070	5/23/06	\$275,000	880	0	7	1950	3	7680	N	N	15721 DENSMORE AVE N
006	288170	0474	6/7/04	\$247,200	880	0	7	1953	5	7200	N	N	2117 N 155TH ST
006	288170	0071	7/22/04	\$234,950	920	0	7	1962	4	7225	N	N	15527 CORLISS AVE N
006	688590	0340	7/8/04	\$263,000	930	0	7	1948	4	8160	N	N	15546 INTERLAKE AVE N

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	440270	0060	7/19/05	\$301,000	940	0	7	1953	3	7680	N	N	15709 DENSMORE AVE N
006	688590	0415	4/25/05	\$330,200	950	860	7	1946	4	8160	N	N	15545 ASHWORTH AVE N
006	055810	0170	4/1/04	\$229,950	950	0	7	1960	4	8160	N	N	14810 INTERLAKE AVE N
006	310450	0035	11/29/06	\$310,000	960	0	7	1954	3	6320	N	N	1829 N 149TH ST
006	055810	0020	4/6/05	\$258,500	990	0	7	1951	3	8160	N	N	14845 ASHWORTH AVE N
006	556210	0325	6/25/04	\$215,000	1000	0	7	1947	3	8100	N	N	15738 INTERLAKE AVE N
006	795270	0021	8/4/05	\$278,000	1010	0	7	1952	4	7500	N	N	15024 DENSMORE AVE N
006	765590	0060	8/23/04	\$323,099	1010	310	7	1944	3	10800	N	N	14540 WALLINGFORD AVE N
006	765590	0034	5/30/06	\$320,500	1030	0	7	1948	4	8396	N	N	1820 N 145TH ST
006	440270	0345	11/17/06	\$335,000	1040	0	7	1949	3	7620	N	N	15710 BURKE AVE N
006	288170	0545	9/21/06	\$295,000	1040	0	7	1953	4	6800	N	N	14510 MERIDIAN AVE N
006	440270	0345	10/25/04	\$262,500	1040	0	7	1949	3	7620	N	N	15710 BURKE AVE N
006	026610	0010	3/11/05	\$292,000	1040	600	7	1951	5	8160	N	N	2311 N 148TH ST
006	777130	0046	9/19/06	\$334,950	1050	0	7	1953	4	6435	N	N	14803 CORLISS AVE N
006	288170	0366	3/30/06	\$325,000	1050	250	7	1951	3	11250	N	N	132 NE 145TH ST
006	440270	0180	4/7/05	\$269,000	1050	0	7	1955	3	7680	N	N	15733 WALLINGFORD AVE N
006	182604	9290	3/1/06	\$308,500	1060	0	7	1955	3	6615	N	N	14539 INTERLAKE AVE N
006	288170	0042	3/3/06	\$335,000	1060	0	7	1969	3	8265	N	N	2145 N 161ST PL
006	055810	0015	8/2/04	\$293,937	1060	0	7	1979	3	8160	N	N	14849 ASHWORTH AVE N
006	026610	0045	11/17/04	\$229,000	1060	0	7	1952	3	8100	N	N	2351 N 148TH ST
006	688590	0130	6/15/04	\$310,000	1070	0	7	1940	3	8164	N	N	15524 MIDVALE AVE N
006	440810	0070	10/5/04	\$224,000	1070	0	7	1950	3	6120	N	N	139 NE 147TH ST
006	175570	0090	5/27/05	\$346,000	1100	490	7	1976	4	7267	N	N	2309 N 161ST ST
006	684350	0080	2/7/06	\$363,000	1110	540	7	1962	4	9196	N	N	15404 BAGLEY PL N
006	667190	0130	11/16/06	\$345,000	1120	430	7	1951	3	5207	N	N	15313 STONE AVE N
006	039610	0075	9/22/04	\$265,000	1120	600	7	1957	3	6178	N	N	16204 BAGLEY PL N
006	765590	0037	8/10/04	\$267,700	1130	0	7	1950	3	11960	N	N	14520 WALLINGFORD AVE N
006	556210	0170	5/17/04	\$227,000	1130	0	7	1953	3	8100	N	N	15745 STONE AVE N

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	667294	0030	8/31/06	\$449,900	1140	620	7	1976	4	7221	N	N	2014 N 154TH CT
006	288170	0362	7/27/05	\$245,000	1140	0	7	1950	4	6400	N	N	104 NE 145TH ST
006	175570	0100	6/17/04	\$319,922	1150	430	7	1964	4	7776	N	N	2313 N 161ST ST
006	288170	0547	4/23/04	\$223,000	1150	0	7	1959	4	7260	N	N	2125 N 146TH ST
006	288170	0368	4/17/06	\$300,000	1160	0	7	1947	3	12300	N	N	14516 1ST AVE NE
006	688590	0075	8/4/05	\$314,000	1160	360	7	1952	3	8160	N	N	15527 MIDVALE AVE N
006	182604	9282	10/4/04	\$319,000	1160	1020	7	1954	4	8220	N	N	15268 DENSMORE AVE N
006	182604	9261	10/30/06	\$218,000	1160	0	7	1952	3	8100	N	N	15263 WALLINGFORD AVE N
006	275600	0060	4/27/06	\$349,950	1170	880	7	1961	3	6100	N	N	2308 N 145TH ST
006	440270	0040	3/11/04	\$262,500	1180	280	7	1951	3	7620	N	N	15716 ASHWORTH AVE N
006	429230	0005	9/1/06	\$330,700	1200	0	7	1949	4	8100	N	N	2303 N 147TH ST
006	738150	0045	9/28/04	\$245,000	1200	0	7	1954	3	6982	N	N	2155 N 146TH ST
006	175570	0200	10/17/06	\$340,000	1220	0	7	1969	4	8315	N	N	16130 SUNNYSIDE AVE N
006	684360	0110	9/7/05	\$335,000	1240	400	7	1963	3	8040	N	N	2137 N 153RD ST
006	288170	0033	6/25/04	\$312,000	1240	1000	7	1961	3	9960	N	N	2155 N 161ST PL
006	765590	0250	10/1/04	\$355,000	1250	590	7	1980	3	8810	N	N	14511 WALLINGFORD AVE N
006	684360	0050	2/3/05	\$335,000	1250	400	7	1963	4	7260	N	N	15314 CORLISS PL N
006	765590	0190	9/9/04	\$340,000	1270	640	7	1990	3	5597	N	N	14812 ASHWORTH AVE N
006	556210	0365	8/23/05	\$362,700	1280	0	7	1950	4	8100	N	N	15749 ASHWORTH AVE N
006	777130	0090	3/2/04	\$269,950	1280	0	7	1950	5	12237	N	N	2147 N 148TH ST
006	440270	0355	8/24/05	\$429,000	1290	910	7	1947	4	15872	N	N	15703 MERIDIAN AVE N
006	777130	0110	7/15/04	\$300,000	1290	0	7	1950	4	12237	N	N	2150 N 147TH ST
006	440270	0080	11/1/04	\$259,000	1290	620	7	1954	3	7680	N	N	15733 DENSMORE AVE N
006	288170	0544	1/3/06	\$291,000	1300	0	7	1953	4	6724	N	N	14504 MERIDIAN AVE N
006	440270	0546	4/11/06	\$325,000	1300	270	7	1952	4	7320	N	N	15506 WALLINGFORD AVE N
006	288170	0544	6/10/05	\$214,000	1300	0	7	1953	4	6724	N	N	14504 MERIDIAN AVE N
006	429230	0010	4/5/06	\$335,000	1310	0	7	1949	4	8100	N	N	2309 N 147TH ST
006	288170	0372	4/21/05	\$284,000	1310	0	7	1950	3	9000	N	N	126 NE 145TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	440270	0015	10/18/04	\$289,500	1320	0	7	1951	4	7620	N	N	15744 ASHWORTH AVE N
006	180390	0050	5/12/05	\$276,500	1320	0	7	1951	4	8160	N	N	2321 N 149TH ST
006	288170	0482	8/11/05	\$274,500	1320	0	7	1959	4	6600	N	N	2155 N 155TH ST
006	777130	0195	1/27/04	\$229,000	1320	0	7	1950	3	8100	N	N	2151 N 147TH ST
006	542230	0045	3/8/04	\$329,300	1330	640	7	2000	3	5821	N	N	14801 DENSMORE AVE N
006	440270	0025	12/13/04	\$260,000	1340	400	7	1951	4	7620	N	N	15734 ASHWORTH AVE N
006	255050	0045	12/5/05	\$308,000	1350	0	7	1953	4	9600	N	N	2152 N 150TH ST
006	765590	0038	7/26/04	\$225,000	1370	0	7	1948	4	8400	N	N	1816 N 145TH ST
006	556210	0155	3/6/06	\$329,950	1380	0	7	1970	4	8160	N	N	1206 N 157TH ST
006	777130	0010	4/5/05	\$287,000	1380	0	7	1949	4	8160	N	N	2106 N 148TH ST
006	255050	0095	9/7/04	\$271,600	1420	0	7	1951	5	12284	N	N	14825 CORLISS AVE N
006	055810	0109	9/26/05	\$245,000	1430	0	7	1950	3	9000	N	N	1402 N 145TH ST
006	182604	9374	9/12/05	\$310,000	1450	0	7	1961	4	8568	N	N	14802 STONE AVE N
006	556210	0160	10/25/05	\$345,000	1470	0	7	1954	3	8100	N	N	15757 STONE AVE N
006	556210	0360	7/13/05	\$339,950	1500	0	7	1950	4	8100	N	N	15755 ASHWORTH AVE N
006	688590	0111	6/7/05	\$272,000	1500	0	7	1951	3	8662	N	N	1205 N 157TH ST
006	288170	0570	8/2/05	\$288,000	1570	0	7	1952	4	8146	N	N	2354 N 148TH ST
006	288170	0526	9/19/05	\$265,000	1630	0	7	1949	4	7600	N	N	2112 N 149TH LN
006	688590	0390	5/6/04	\$310,000	1670	0	7	1948	5	8160	N	N	15517 ASHWORTH AVE N
006	055810	0150	12/13/04	\$239,000	1730	0	7	1954	3	8160	N	N	14550 INTERLAKE AVE N
006	684350	0190	9/6/05	\$360,000	1880	0	7	1962	3	7600	N	N	2127 N 154TH ST
006	180390	0055	7/28/05	\$370,000	2070	0	7	1951	4	8160	N	N	2327 N 149TH ST
006	255050	0050	7/17/06	\$450,000	2140	0	7	1987	4	8514	N	N	2160 N 150TH ST
006	255050	0050	2/25/05	\$360,000	2140	0	7	1987	4	8514	N	N	2160 N 150TH ST
006	684350	0210	6/13/06	\$370,000	2170	0	7	1962	3	7600	N	N	2111 N 154TH ST
006	288170	0080	6/28/05	\$349,000	2220	0	7	1950	4	8930	N	N	2130 N 155TH ST
006	429230	0034	6/15/05	\$360,000	2220	0	7	1949	5	9503	N	N	2343 N 147TH ST
006	684350	0070	1/10/05	\$330,000	2360	0	7	1962	4	9662	N	N	15412 BAGLEY PL N

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	667294	0070	9/13/04	\$445,000	3670	440	7	1976	5	7223	N	N	2023 N 154TH CT
006	288170	0479	4/11/06	\$307,000	940	0	8	1952	4	7200	N	N	2123 N 155TH ST
006	364560	0020	7/7/05	\$359,950	1110	520	8	1962	4	8840	N	N	15032 DENSMORE AVE N
006	517370	0010	2/21/06	\$350,000	1140	610	8	1961	4	7954	N	N	15024 WALLINGFORD AVE N
006	667297	0070	3/21/04	\$285,000	1160	820	8	1979	3	7798	N	N	2010 N 153RD PL
006	182604	9071	9/10/04	\$299,990	1170	440	8	1969	4	8539	N	N	14550 STONE AVE N
006	182604	9369	5/10/06	\$399,950	1190	620	8	1961	4	8181	N	N	15228 DENSMORE AVE N
006	667297	0050	3/28/05	\$340,000	1200	340	8	1979	3	7504	N	N	2007 N 153RD PL
006	182604	9198	4/25/06	\$401,000	1210	420	8	1962	3	8126	N	N	1516 N 150TH ST
006	672470	0120	11/18/04	\$304,950	1230	500	8	1961	3	7462	N	N	2123 N 156TH PL
006	269710	0010	7/13/06	\$397,000	1290	600	8	1962	3	7398	N	N	2103 N 159TH ST
006	667250	0030	3/27/06	\$405,000	1290	660	8	1960	4	8160	N	N	15247 DENSMORE AVE N
006	364550	0130	7/20/05	\$374,000	1300	1100	8	1962	3	8220	N	N	14849 DENSMORE AVE N
006	182604	9253	5/10/05	\$385,000	1300	480	8	1951	4	10965	N	N	15025 WALLINGFORD AVE N
006	288170	0077	4/20/06	\$430,000	1310	1170	8	1997	3	7200	N	N	15538 MERIDIAN AVE N
006	288170	0532	5/18/04	\$315,000	1320	650	8	1961	4	7200	N	N	2127 N 149TH LN
006	021750	0005	11/17/05	\$386,500	1330	400	8	1958	4	7800	N	N	14732 WALLINGFORD AVE N
006	269710	0070	9/26/06	\$365,000	1330	800	8	1962	3	7200	N	N	2137 N 159TH ST
006	288170	0032	5/18/06	\$405,000	1340	620	8	1962	4	9972	N	N	2165 N 161ST PL
006	672470	0050	8/17/05	\$364,950	1350	1120	8	1961	3	7462	N	N	2138 N 156TH PL
006	213880	0080	1/19/06	\$357,500	1360	480	8	1962	3	7072	N	N	1154 N 146TH PL
006	364550	0050	11/10/05	\$379,000	1360	730	8	1962	3	7640	N	N	14836 DENSMORE AVE N
006	021750	0135	3/16/05	\$414,500	1400	640	8	1959	3	9565	N	N	14548 BURKE AVE N
006	364550	0030	7/29/05	\$376,500	1400	670	8	1962	4	7800	N	N	14848 DENSMORE AVE N
006	672470	0030	8/17/05	\$345,000	1430	520	8	1961	4	7462	N	N	2122 N 156TH PL
006	672470	0030	12/30/04	\$320,000	1430	520	8	1961	4	7462	N	N	2122 N 156TH PL
006	021750	0106	8/17/05	\$339,000	1510	0	8	1958	3	8800	N	N	14703 MERIDIAN AVE N
006	765590	0230	1/28/05	\$405,000	1540	1240	8	1964	4	10655	N	N	14527 WALLINGFORD AVE N

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	269710	0150	7/10/06	\$430,000	1630	880	8	1962	4	8613	N	N	2132 N 159TH ST
006	207170	0020	2/8/06	\$336,000	1700	0	8	1965	3	7737	N	N	2312 N 159TH ST
006	182604	9451	12/27/05	\$392,000	1740	320	8	1978	3	7610	N	N	2009 N 154TH PL
006	542230	0070	4/17/06	\$409,950	1840	0	8	1960	3	11411	N	N	1519 N 146TH ST
006	672470	0070	11/14/04	\$300,000	1850	0	8	1961	4	8426	N	N	2154 N 156TH PL
006	207170	0050	6/23/04	\$300,000	2090	0	8	1965	3	7237	N	N	2315 N 159TH ST
006	175570	0180	12/20/04	\$299,950	2170	0	8	1965	3	10710	N	N	2334 N 162ND ST
006	795280	0050	5/7/04	\$298,410	2190	0	8	1967	3	8296	N	N	15057 WALLINGFORD AVE N
006	765590	0151	11/17/04	\$390,000	2290	0	8	1998	3	5284	N	N	1507 N 149TH CT
006	765590	0156	9/25/06	\$500,000	2390	0	8	1998	3	5992	N	N	1525 N 149TH CT
006	777130	0095	8/5/04	\$359,950	2420	0	8	1978	5	12707	N	N	2157 N 148TH ST
006	182604	9457	4/22/05	\$395,000	1660	0	9	1979	3	9720	N	N	1342 N 150TH ST
006	182604	9458	11/12/04	\$344,900	1950	0	9	1979	3	7504	N	N	1340 N 150TH ST
006	182604	9459	4/17/06	\$429,000	2180	730	9	1979	3	8989	N	N	1338 N 150TH ST
006	765590	0035	3/31/06	\$487,000	2400	0	9	2000	3	5499	N	N	2016 N 145TH ST
006	765590	0033	9/12/05	\$474,950	2500	0	9	2000	3	5825	N	N	2020 N 145TH ST
008	307350	0071	11/28/06	\$309,000	780	780	5	1941	4	7200	Y	N	17312 ASHWORTH AVE N
008	370590	0021	7/23/04	\$185,000	880	0	5	1919	3	9572	N	N	1815 N 185TH ST
008	572750	0561	2/13/06	\$260,000	620	0	6	1941	3	6186	N	N	16628 MERIDIAN AVE N
008	613910	0106	2/19/05	\$190,000	720	0	6	1949	3	8532	N	N	224 NE 180TH ST
008	041410	0475	5/26/04	\$205,000	740	0	6	1949	3	8050	N	N	1326 N 160TH ST
008	041410	0405	8/21/06	\$350,000	770	300	6	1950	3	7050	N	N	16159 STONE AVE N
008	041410	0520	3/9/06	\$296,000	770	0	6	1949	5	6283	N	N	1219 N 161ST ST
008	039010	0015	8/24/05	\$250,000	770	0	6	1951	3	6000	N	N	17606 ASHWORTH AVE N
008	041410	0415	6/30/04	\$271,950	770	0	6	1950	4	7473	N	N	16170 MIDVALE AVE N
008	041410	0365	8/25/04	\$236,000	770	0	6	1950	3	7050	N	N	16111 STONE AVE N
008	041410	0555	3/12/04	\$226,000	770	0	6	1951	3	9476	N	N	16101 MIDVALE AVE N
008	041410	0645	6/16/04	\$205,000	770	0	6	1950	3	8922	N	N	16345 STONE AVE N

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	041410	0490	7/14/04	\$175,000	770	0	6	1949	3	6000	N	N	1320 N 160TH ST
008	041410	0055	4/13/04	\$215,000	800	0	6	1948	3	7500	N	N	16065 ASHWORTH AVE N
008	072604	9094	9/29/05	\$265,000	820	0	6	1952	3	6357	N	N	16729 ASHWORTH AVE N
008	072604	9094	11/11/04	\$235,000	820	0	6	1952	3	6357	N	N	16729 ASHWORTH AVE N
008	041410	0595	9/29/04	\$257,500	840	0	6	1949	3	6590	N	N	16149 MIDVALE AVE N
008	041410	0170	3/29/05	\$269,000	840	0	6	1948	4	7500	N	N	16310 INTERLAKE AVE N
008	041410	0445	1/25/05	\$225,000	860	0	6	1949	3	7050	N	N	16136 MIDVALE AVE N
008	613910	0091	8/29/06	\$277,500	880	0	6	1954	4	7770	N	N	18017 2ND AVE NE
008	613910	0160	3/14/06	\$285,000	880	0	6	1942	4	11502	N	N	18316 2ND AVE NE
008	525330	0375	11/20/06	\$397,100	940	240	6	1935	3	9678	N	N	1614 N 167TH ST
008	613910	0127	8/23/05	\$269,950	940	0	6	1937	3	7201	N	N	18032 2ND AVE NE
008	613910	0070	6/27/06	\$225,000	940	0	6	1937	3	10570	N	N	18044 1ST AVE NE
008	727610	0257	3/29/06	\$302,100	960	0	6	1916	3	8000	N	N	18045 ASHWORTH AVE N
008	041410	0230	5/27/04	\$240,000	960	0	6	1949	3	6135	N	N	16033 INTERLAKE AVE N
008	039010	0010	10/5/04	\$220,000	970	0	6	1951	3	6000	N	N	17612 ASHWORTH AVE N
008	370590	0221	11/22/06	\$316,500	1010	0	6	1952	4	7339	N	N	18029 WALLINGFORD AVE N
008	041410	0540	2/19/04	\$192,000	1030	0	6	1949	4	6000	N	N	1144 N 160TH ST
008	041410	0570	9/20/06	\$312,000	1040	0	6	1949	3	7271	N	N	16119 MIDVALE AVE N
008	041410	0010	11/8/06	\$319,300	1060	0	6	1951	4	7428	N	N	1430 N 160TH ST
008	222470	0099	7/20/05	\$236,800	1060	0	6	1953	4	5645	N	N	18422 CORLISS AVE N
008	041410	0485	12/6/04	\$210,000	1060	0	6	1949	3	6000	N	N	1319 N 161ST ST
008	041410	0530	3/10/05	\$239,500	1080	0	6	1947	3	6088	N	N	1207 N 161ST ST
008	336890	0084	8/31/04	\$233,000	1080	0	6	1952	3	6000	N	N	2354 N 178TH ST
008	041410	0190	10/17/05	\$381,000	1090	350	6	1949	4	7500	N	N	16054 INTERLAKE AVE N
008	336890	0080	4/14/06	\$314,900	1090	0	6	1948	4	6200	N	N	2342 N 178TH ST
008	370590	0308	9/26/06	\$300,000	1090	870	6	1960	3	13200	N	N	17855 WALLINGFORD AVE N
008	370590	0207	2/15/05	\$214,000	1090	0	6	1960	3	7426	N	N	1639 N 183RD ST
008	525330	0025	3/17/05	\$277,000	1170	0	6	1950	3	12166	N	N	16614 STONE AVE N

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	525330	0056	8/16/04	\$240,000	1170	0	6	1919	4	9728	N	N	1325 N 167TH ST
008	041410	0120	8/30/05	\$263,000	1180	0	6	1948	3	6600	N	N	1417 N 165TH ST
008	041410	0590	12/14/04	\$213,200	1180	0	6	1949	4	6667	N	N	16143 MIDVALE AVE N
008	041410	0345	12/15/05	\$284,500	1200	0	6	1949	4	6195	N	N	16106 STONE AVE N
008	041410	0450	11/22/04	\$254,900	1200	0	6	1949	3	7050	N	N	16130 MIDVALE AVE N
008	041410	0435	3/19/04	\$203,468	1200	0	6	1949	4	7050	N	N	16148 MIDVALE AVE N
008	613910	0030	11/27/06	\$275,000	1210	0	6	1948	3	9286	N	N	18340 1ST AVE NE
008	072604	9004	4/12/06	\$500,000	1250	680	6	1942	4	30230	N	N	1334 N 178TH ST
008	041410	0085	8/30/06	\$328,000	1280	0	6	1948	3	6900	N	N	16333 ASHWORTH AVE N
008	525330	0066	12/16/04	\$237,000	1300	0	6	1940	3	7200	N	N	1339 N 167TH ST
008	370590	0112	10/21/04	\$235,000	1340	0	6	1949	3	7475	N	N	1806 N 183RD ST
008	039010	0080	6/30/04	\$249,500	1450	0	6	1951	4	8086	N	N	17545 DENSMORE AVE N
008	041410	0605	1/20/05	\$265,550	1530	0	6	1949	3	6820	N	N	16161 MIDVALE AVE N
008	072604	9300	2/20/04	\$237,000	1550	0	6	1938	4	11616	N	N	17835 ASHWORTH AVE N
008	525330	0319	1/7/05	\$268,500	1560	0	6	1951	4	7876	N	N	1840 N 165TH ST
008	184450	0045	6/2/06	\$322,000	820	0	7	1953	4	8320	N	N	18004 SUNNYSIDE AVE N
008	041410	0135	4/18/06	\$292,000	840	0	7	1948	3	7366	N	N	16346 STONE AVE N
008	041410	0180	3/9/04	\$187,000	890	0	7	1949	3	7500	N	N	16066 INTERLAKE AVE N
008	727610	0051	6/9/04	\$329,950	900	350	7	1980	3	8240	N	N	18314 STONE AVE N
008	740070	0076	9/14/06	\$300,000	910	0	7	1961	3	7140	N	N	17701 1ST AVE NE
008	727610	0057	7/26/04	\$239,950	970	0	7	1953	3	7130	N	N	1328 N 183RD ST
008	041410	0630	7/6/06	\$359,950	980	0	7	1965	3	7470	N	N	16189 MIDVALE AVE N
008	041410	0630	3/15/06	\$290,000	980	0	7	1965	3	7470	N	N	16189 MIDVALE AVE N
008	182604	9278	7/1/05	\$300,000	1020	120	7	1954	3	8100	N	N	16346 ASHWORTH AVE N
008	370590	0298	4/14/06	\$305,000	1030	0	7	1967	3	7340	N	N	17835 WALLINGFORD AVE N
008	208270	0015	11/18/05	\$285,000	1030	0	7	1952	4	7440	N	N	117 NE 180TH ST
008	727610	0263	6/9/04	\$301,500	1040	1040	7	1962	3	8308	N	N	18037 ASHWORTH AVE N
008	041510	0090	5/16/06	\$314,950	1050	0	7	1955	3	7461	N	N	16009 DENSMORE AVE N

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	041510	0085	1/6/04	\$217,000	1050	0	7	1955	3	8583	N	N	16003 DENSMORE AVE N
008	660170	0060	5/4/06	\$379,950	1060	320	7	1961	3	8244	N	N	17731 CORLISS AVE N
008	336890	0085	5/9/05	\$281,500	1060	0	7	1999	3	9000	N	N	2323 N 179TH ST
008	727610	0268	5/16/05	\$327,000	1070	0	7	1936	4	8925	N	N	18023 ASHWORTH AVE N
008	525330	0019	1/5/06	\$317,000	1070	1040	7	1962	3	7318	N	N	16516 STONE AVE N
008	525330	0014	4/21/05	\$306,700	1070	700	7	1962	3	7112	N	N	16520 STONE AVE N
008	727610	0076	12/6/04	\$259,950	1070	150	7	1962	3	9000	N	N	18325 ASHWORTH AVE N
008	041410	0215	12/7/06	\$317,000	1090	140	7	1949	4	7500	N	N	16024 INTERLAKE AVE N
008	307350	0022	10/20/05	\$228,000	1090	0	7	1953	3	9609	N	N	17539 WALLINGFORD AVE N
008	182604	9288	4/1/06	\$387,320	1100	1100	7	1954	3	8100	N	N	16352 ASHWORTH AVE N
008	566630	0065	5/9/06	\$311,000	1110	0	7	1955	4	7000	N	N	1210 N 172ND ST
008	566630	0270	10/21/04	\$236,000	1110	0	7	1955	3	7934	N	N	1205 N 171ST ST
008	566630	0040	6/22/04	\$239,950	1110	0	7	1955	3	7000	N	N	1223 N 173RD ST
008	566630	0010	7/23/04	\$226,000	1110	0	7	1955	3	7000	N	N	1259 N 173RD ST
008	566630	0060	1/29/04	\$209,950	1110	0	7	1955	3	7000	N	N	1204 N 172ND ST
008	041510	0050	10/23/06	\$421,000	1120	300	7	1956	4	6000	N	N	16120 ASHWORTH AVE N
008	041410	0200	7/7/05	\$310,000	1130	500	7	1949	3	7500	N	N	16042 INTERLAKE AVE N
008	072604	9308	4/18/05	\$310,000	1130	0	7	1977	3	7093	N	N	16721 STONE CT N
008	572750	0008	9/20/06	\$354,950	1140	1000	7	1956	3	8727	N	N	16722 MERIDIAN AVE N
008	572750	0019	9/12/05	\$357,500	1160	820	7	1983	3	7931	N	N	16723 CORLISS PL N
008	336890	0051	2/11/05	\$263,000	1160	0	7	1959	3	7500	N	N	2330 N 179TH ST
008	572750	0015	6/23/05	\$339,000	1160	1350	7	1983	3	7329	N	N	16717 CORLISS PL N
008	572750	0015	3/26/04	\$320,000	1160	1350	7	1983	3	7329	N	N	16717 CORLISS PL N
008	370590	0135	6/9/06	\$370,000	1170	1170	7	1960	3	8491	N	N	1855 N 183RD ST
008	041510	0175	1/5/04	\$274,950	1170	0	7	1960	4	6000	N	N	1720 N 160TH ST
008	111510	0025	7/28/05	\$350,000	1180	820	7	1978	3	7384	N	N	205 NE 180TH ST
008	222470	0098	7/31/06	\$252,000	1180	0	7	1953	3	7247	N	N	18333 1ST AVE NE
008	613910	0098	6/15/06	\$264,000	1180	0	7	1955	4	7400	N	N	18011 2ND AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	222470	0098	6/7/05	\$240,000	1180	0	7	1953	3	7247	N	N	18333 1ST AVE NE
008	783010	0040	9/8/05	\$357,500	1190	860	7	1966	3	7650	N	N	16732 CORLISS PL N
008	608410	0166	4/10/05	\$299,000	1190	570	7	1962	3	7200	N	N	18058 3RD AVE NE
008	566630	0245	8/1/06	\$339,900	1220	0	7	1955	3	7688	N	N	17117 MIDVALE AVE N
008	336890	0039	10/10/06	\$434,800	1220	680	7	1999	3	5124	N	N	2161 N 180TH ST
008	613910	0135	4/18/06	\$368,900	1220	530	7	1961	3	9450	N	N	18044 2ND AVE NE
008	072604	9046	11/29/05	\$351,000	1220	0	7	1912	5	10492	N	N	1358 N 167TH ST
008	336890	0079	2/2/05	\$316,000	1220	0	7	1967	3	7486	N	N	17817 1ST AVE NE
008	041410	0265	6/1/05	\$257,000	1220	0	7	1949	3	7200	N	N	16303 INTERLAKE AVE N
008	222470	0020	12/30/04	\$255,500	1220	0	7	1960	3	7620	N	N	2135 N 185TH ST
008	222470	0033	2/18/05	\$240,000	1220	0	7	1959	3	7631	N	N	2141 N 185TH ST
008	740070	0060	8/4/05	\$327,000	1230	460	7	1984	3	8393	N	N	17727 SUNNYSIDE CT N
008	783010	0050	7/27/05	\$330,000	1240	490	7	1966	3	7650	N	N	16726 CORLISS PL N
008	740070	0054	3/14/05	\$335,000	1240	800	7	1989	3	7208	N	N	2323 N 178TH ST
008	740070	0054	3/11/04	\$318,000	1240	800	7	1989	3	7208	N	N	2323 N 178TH ST
008	740270	0070	4/9/04	\$233,000	1250	0	7	1954	3	7875	N	N	1360 N 176TH ST
008	307350	0012	12/30/04	\$277,500	1270	0	7	1955	3	7500	N	N	17628 ASHWORTH AVE N
008	307350	0005	2/25/05	\$317,500	1270	1270	7	1955	4	11026	N	N	17620 ASHWORTH AVE N
008	222470	0145	2/21/06	\$294,500	1300	0	7	1953	3	7705	N	N	18052 SUNNYSIDE AVE N
008	525330	0037	7/13/05	\$357,450	1300	430	7	1956	4	7276	N	N	1303 N 167TH ST
008	041510	0120	3/31/05	\$310,000	1300	1100	7	1956	4	7330	N	N	16130 DENSMORE AVE N
008	370590	0307	11/5/04	\$237,000	1300	0	7	1956	3	7340	N	N	1645 N 180TH ST
008	956110	0070	2/19/04	\$240,000	1300	0	7	1969	3	8348	N	N	1304 N 178TH ST
008	370590	0050	9/21/06	\$397,500	1320	0	7	1918	3	9533	N	N	1615 N 185TH ST
008	041510	0010	6/13/06	\$412,000	1320	700	7	1965	4	9702	N	N	16127 DENSMORE AVE N
008	370590	0259	3/28/06	\$308,000	1330	0	7	1954	4	7200	N	N	1619 N 180TH ST
008	370590	0277	8/2/05	\$408,000	1330	930	7	1997	3	7874	N	N	17822 ASHWORTH AVE N
008	572750	0030	8/2/04	\$250,000	1330	0	7	1953	4	12048	N	N	16709 CORLISS PL N

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	222470	0129	12/16/04	\$249,950	1340	0	7	1953	3	9039	N	N	18315 1ST AVE NE
008	525580	0035	8/19/05	\$399,950	1350	670	7	1958	3	8494	N	N	16520 DENSMORE AVE N
008	072604	9146	6/8/05	\$317,000	1350	450	7	1965	3	4011	N	N	17301 ASHWORTH AVE N
008	041510	0075	6/3/05	\$270,000	1350	0	7	1954	3	6000	N	N	16008 ASHWORTH AVE N
008	072604	9146	4/26/04	\$269,950	1350	450	7	1965	3	4011	N	N	17301 ASHWORTH AVE N
008	613910	0116	8/19/04	\$210,285	1360	0	7	1955	4	9450	N	N	18017 3RD AVE NE
008	525330	0486	11/30/05	\$394,500	1380	580	7	1971	4	7200	N	N	1816 N 167TH ST
008	783000	0120	3/30/05	\$260,000	1380	0	7	1963	3	7650	N	N	16748 CORLISS AVE N
008	566630	0020	7/26/04	\$265,000	1400	0	7	1955	3	7000	N	N	1247 N 173RD ST
008	566630	0035	12/15/05	\$227,000	1400	0	7	1955	3	7000	N	N	1229 N 173RD ST
008	566630	0025	4/14/04	\$226,000	1405	0	7	1955	3	7000	N	N	1241 N 173RD ST
008	370590	0052	7/24/06	\$349,000	1410	0	7	1981	3	6872	N	N	1611 N 185TH ST
008	184450	0025	6/15/06	\$326,500	1410	0	7	1953	3	7693	N	N	18023 SUNNYSIDE AVE N
008	182604	9391	9/29/05	\$305,000	1430	0	7	1961	3	7500	N	N	16011 MERIDIAN AVE N
008	222470	0026	12/13/04	\$230,000	1430	0	7	1953	4	7609	N	N	2111 N 185TH ST
008	525620	0040	6/9/06	\$330,000	1460	0	7	1958	3	8406	N	N	1139 N 166TH ST
008	613910	0110	5/17/06	\$346,450	1470	0	7	1985	3	9450	N	N	18011 3RD AVE NE
008	307350	0054	6/1/06	\$286,000	1470	0	7	1955	3	8850	N	N	17341 DENSMORE AVE N
008	187340	0020	1/14/05	\$330,000	1470	1080	7	1977	3	6695	N	N	17512 CORLISS AVE N
008	525330	0304	4/26/04	\$275,000	1500	0	7	1967	3	9099	N	N	1843 N 166TH ST
008	370590	0215	6/2/04	\$399,900	1500	1010	7	2004	3	7491	N	N	18039 WALLINGFORD AVE N
008	566630	0180	7/26/06	\$335,000	1530	0	7	1955	3	7000	N	N	1216 N 171ST ST
008	072604	9181	1/17/06	\$361,000	1540	1480	7	1964	3	4819	N	N	17317 ASHWORTH AVE N
008	740270	0030	5/18/05	\$325,500	1550	0	7	1954	3	9150	N	N	1323 N 176TH ST
008	072604	9186	5/10/05	\$325,000	1570	0	7	1952	3	7882	N	N	16715 ASHWORTH AVE N
008	525330	0345	8/27/04	\$324,950	1620	140	7	1937	3	9095	N	N	16740 ASHWORTH AVE N
008	740070	0053	6/28/04	\$297,950	1630	0	7	1989	3	7095	N	N	2321 N 178TH ST
008	222470	0146	11/20/06	\$294,950	1640	0	7	1954	3	9585	N	N	18027 SUNNYSIDE AVE N

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	613910	0090	5/26/06	\$298,000	1650	0	7	1936	4	11200	N	N	18016 1ST AVE NE
008	072604	9193	8/30/05	\$320,000	1660	0	7	1954	3	9055	N	N	1339 N 178TH ST
008	783000	0150	12/23/05	\$359,000	1710	0	7	1961	4	7650	N	N	16726 CORLISS AVE N
008	336890	0101	10/3/05	\$275,000	1710	0	7	1942	4	15100	N	N	2159 N 179TH ST
008	182604	9423	7/14/06	\$499,500	1720	820	7	1944	4	19560	N	N	16322 WALLINGFORD AVE N
008	072604	9209	5/20/04	\$245,000	1760	0	7	1956	4	9804	N	N	1252 N 173RD ST
008	182604	9245	2/13/04	\$294,700	1830	300	7	1952	3	8470	N	N	16319 MERIDIAN AVE N
008	525620	0045	11/21/05	\$330,000	1940	0	7	1958	3	8406	N	N	1133 N 166TH ST
008	613910	0190	6/21/06	\$340,000	1940	0	7	1984	3	10500	N	N	211 NE 185TH ST
008	525330	0243	11/14/06	\$395,000	1960	0	7	1955	3	10559	N	N	16520 WALLINGFORD AVE N
008	525330	0243	9/1/05	\$331,000	1960	0	7	1955	3	10559	N	N	16520 WALLINGFORD AVE N
008	072604	9247	3/24/04	\$280,000	1980	0	7	1958	3	7171	N	N	1325 N 169TH ST
008	613910	0105	10/27/06	\$399,950	2000	200	7	1942	5	12714	N	N	212 NE 180TH ST
008	336890	0071	5/27/04	\$265,000	2010	0	7	1953	3	7210	N	N	2347 N 179TH ST
008	370590	0216	5/21/04	\$399,900	2080	0	7	2004	3	7490	N	N	18041 WALLINGFORD AVE N
008	566630	0165	6/28/04	\$279,000	2150	0	7	1955	4	7000	N	N	1205 N 172ND ST
008	546580	0095	2/10/04	\$300,000	2200	510	7	1960	3	8310	N	N	16726 WALLINGFORD AVE N
008	307350	0078	7/26/06	\$379,950	2340	710	7	1960	3	10800	N	N	17200 ASHWORTH AVE N
008	525330	0435	5/24/05	\$340,000	2620	0	7	1942	4	8109	N	N	16755 WALLINGFORD AVE N
008	525330	0390	5/23/05	\$381,000	2730	0	7	1982	3	6000	N	N	1644 N 167TH ST
008	546900	0060	11/19/04	\$299,950	1150	0	8	1960	3	8170	N	N	16022 BURKE AVE N
008	278310	0290	9/30/05	\$370,000	1160	1100	8	1962	4	7620	N	N	2155 N 176TH ST
008	222470	0045	8/29/05	\$344,900	1170	730	8	1959	3	8057	N	N	18318 MERIDIAN AVE N
008	525330	0276	7/18/05	\$359,950	1180	720	8	1972	3	7215	N	N	1827 N 167TH ST
008	029363	0050	11/5/04	\$287,500	1190	650	8	2000	3	2230	N	N	1331 N 174TH PL
008	029363	0060	8/6/04	\$280,000	1190	650	8	2000	3	2230	N	N	1333 N 174TH PL
008	182604	9274	11/21/06	\$405,250	1200	420	8	1954	3	8405	N	N	16358 ASHWORTH AVE N
008	546870	0040	10/14/04	\$334,000	1200	600	8	1960	3	10500	N	N	2310 N 172ND ST

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	546760	0030	11/17/04	\$271,500	1200	530	8	1964	3	7277	N	N	17817 WAYNE AVE N
008	913450	0020	11/23/05	\$369,000	1220	0	8	1965	4	7384	N	N	1804 N 180TH ST
008	200000	0015	3/27/06	\$405,000	1250	690	8	1958	3	7713	N	N	17716 DENSMORE AVE N
008	200000	0025	8/3/05	\$360,000	1250	540	8	1958	3	8258	N	N	17717 DENSMORE AVE N
008	200000	0015	8/5/05	\$330,000	1250	690	8	1958	3	7713	N	N	17716 DENSMORE AVE N
008	182604	9333	9/22/05	\$337,500	1260	450	8	1959	3	9000	N	N	16327 DENSMORE AVE N
008	546580	0080	11/1/04	\$285,000	1270	340	8	1958	3	8310	N	N	16739 BURKE AVE N
008	546580	0045	2/17/04	\$265,000	1270	260	8	1958	3	8310	N	N	16738 BURKE AVE N
008	525650	0025	10/30/06	\$376,000	1280	370	8	1959	3	10358	N	N	16330 DENSMORE AVE N
008	546781	0060	9/24/04	\$310,000	1290	620	8	1966	3	7289	N	N	17811 BURKE PL N
008	370590	0036	6/14/05	\$379,000	1315	900	8	1998	3	5434	N	N	1711 N 185TH ST
008	278310	0350	8/7/06	\$427,000	1320	500	8	1962	3	7440	N	N	2119 N 176TH ST
008	278310	0350	9/29/05	\$379,000	1320	500	8	1962	3	7440	N	N	2119 N 176TH ST
008	184350	0090	8/5/04	\$315,000	1330	0	8	1965	3	7243	N	N	18325 CORLISS AVE N
008	608410	0026	10/17/05	\$414,000	1340	930	8	2000	3	5249	N	N	329 N 185TH ST
008	366350	0030	8/10/06	\$380,725	1390	520	8	1961	3	7230	N	N	18033 BURKE AVE N
008	222470	0036	6/3/05	\$334,000	1390	700	8	1962	3	8755	N	N	18334 MERIDIAN AVE N
008	370590	0236	8/29/05	\$370,000	1440	750	8	1962	3	7406	N	N	1616 N 180TH ST
008	222470	0112	4/13/05	\$397,350	1450	720	8	1964	3	10710	N	N	18336 SUNNYSIDE AVE N
008	072604	9330	3/28/05	\$419,950	1460	990	8	2005	3	5254	N	N	17309 ASHWORTH AVE N
008	029363	0070	5/18/05	\$412,500	1470	920	8	2000	3	3145	N	N	1337 N 174TH PL
008	546750	0160	8/1/06	\$372,000	1470	570	8	1962	4	7200	N	N	1819 N 178TH ST
008	029363	0070	5/7/04	\$325,000	1470	920	8	2000	3	3145	N	N	1337 N 174TH PL
008	525650	0010	10/4/06	\$430,000	1480	520	8	1960	3	10358	N	N	16348 DENSMORE AVE N
008	072604	9327	3/23/05	\$399,950	1490	800	8	2005	3	4087	N	N	17307 ASHWORTH AVE N
008	072604	9329	1/20/05	\$399,950	1490	800	8	2004	3	4105	N	N	17323 ASHWORTH AVE N
008	182604	9332	12/19/05	\$390,000	1500	920	8	1982	3	8100	N	N	16335 DENSMORE AVE N
008	182604	9332	7/7/04	\$340,000	1500	920	8	1982	3	8100	N	N	16335 DENSMORE AVE N

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	072604	9331	2/17/05	\$419,950	1520	1010	8	2005	3	5105	N	N	17313 ASHWORTH AVE N
008	546781	0070	11/3/06	\$432,000	1540	600	8	1966	3	7524	N	N	17817 BURKE PL N
008	029363	0020	9/9/04	\$329,000	1580	820	8	2000	3	3355	N	N	1332 N 174TH PL
008	041520	0070	9/21/05	\$326,950	1600	0	8	1965	4	6115	N	N	16025 WALLINGFORD AVE N
008	072604	9328	2/24/05	\$357,000	1720	0	8	2004	3	3767	N	N	1264 N 173RD ST
008	546870	0210	5/11/06	\$380,000	1800	0	8	1959	3	10725	N	N	2125 N 171ST ST
008	222470	0132	7/19/04	\$285,000	1800	0	8	1959	4	9123	N	N	18304 SUNNYSIDE AVE N
008	546870	0130	6/18/04	\$277,950	1810	0	8	1958	3	8400	N	N	2118 N 171ST ST
008	222470	0103	2/23/05	\$259,500	1840	0	8	1947	3	35751	N	N	18330 CORLISS AVE N
008	230320	0080	10/5/05	\$392,000	1890	0	8	2001	3	3261	N	N	1314 N 182ND PL
008	230320	0010	5/18/05	\$370,000	1900	0	8	2000	3	4212	N	N	1301 N 182ND PL
008	230320	0010	6/10/04	\$325,000	1900	0	8	2000	3	4212	N	N	1301 N 182ND PL
008	546870	0105	5/26/05	\$397,000	2000	0	8	1959	4	8400	N	N	2117 N 172ND ST
008	546900	0040	3/29/06	\$370,000	2030	0	8	1960	3	11294	N	N	16006 BURKE AVE N
008	370590	0229	7/14/04	\$294,500	2030	0	8	1947	3	9760	N	N	1636 N 180TH ST
008	182604	9501	11/27/06	\$465,000	2110	0	8	1999	3	5005	N	N	2004 N 163RD PL
008	182604	9499	4/6/06	\$425,000	2110	0	8	1999	3	5390	N	N	2011 N 163RD PL
008	230320	0100	6/21/06	\$328,000	2150	0	8	2001	3	4225	N	N	1306 N 182ND PL
008	613910	0165	4/23/04	\$453,500	2190	0	8	2003	3	9450	N	N	18324 2ND AVE NE
008	278310	0110	10/11/05	\$376,000	2200	0	8	1963	4	7431	N	N	17629 BAGLEY PL N
008	370590	0285	8/25/06	\$515,000	2260	550	8	1977	3	15148	N	N	17805 WALLINGFORD AVE N
008	525330	0167	5/26/05	\$432,000	2310	0	8	2004	3	5377	N	N	16539 DENSMORE AVE N
008	525330	0169	4/20/05	\$424,950	2310	0	8	2004	3	5610	N	N	16535 DENSMORE AVE N
008	370590	0200	6/28/04	\$499,950	2330	840	8	2004	3	8524	N	N	1821 N 183RD ST
008	546870	0191	7/11/06	\$518,000	2440	0	8	2005	3	5200	N	N	17003 CORLISS AVE N
008	546870	0191	4/22/05	\$423,600	2440	0	8	2005	3	5200	N	N	17003 CORLISS AVE N
008	370590	0201	9/3/04	\$499,950	2470	860	8	2004	3	8443	N	N	1817 N 183RD ST
008	546580	0085	7/18/05	\$465,000	2530	950	8	1959	3	8310	N	N	16733 BURKE AVE N

**Improved Sales Used in this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	370590	0031	3/15/06	\$439,950	2530	0	8	1987	3	7200	N	N	18329 WALLINGFORD AVE N
008	546780	0050	7/19/04	\$375,000	2610	0	8	1964	3	8778	N	N	17850 BURKE PL N
008	222470	0114	5/19/06	\$624,900	2710	0	9	2005	3	7873	N	N	18336 CORLISS AVE N
008	222470	0107	11/29/05	\$552,000	2710	0	9	2005	3	7478	N	N	18334 CORLISS AVE N
008	222470	0108	6/26/06	\$624,900	2810	0	9	2006	3	8449	N	N	18338 CORLISS AVE N
008	222470	0100	5/10/05	\$519,000	2810	0	9	2005	3	7200	N	N	18320 CORLISS AVE N

**Improved Sales Removed from this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	016250	0010	3/19/04	\$240,500	RELATED PARTY, FRIEND, OR NEIGHBOR...
002	062604	9011	6/29/06	\$200,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
002	062604	9063	8/2/06	\$475,000	NO MARKET EXPOSURE
002	062604	9063	5/24/06	\$285,000	NO MARKET EXPOSURE
002	062604	9074	4/30/04	\$205,000	DOR RATIO
002	062604	9103	2/21/06	\$272,500	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
002	062604	9106	6/1/05	\$491,000	PREVIMP<=25K
002	062604	9106	2/13/04	\$360,000	PREVIMP<=25K
002	107210	0045	10/23/05	\$211,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	107410	0075	1/27/04	\$165,000	NON-REPRESENTATIVE SALE
002	107510	0010	2/10/06	\$120,000	DOR RATIO
002	107910	0050	10/13/05	\$305,000	OBSOLESCENCE
002	164350	0060	1/14/05	\$248,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
002	199970	0025	7/28/05	\$330,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
002	222530	0444	10/4/04	\$150,000	FORCED SALE...
002	222630	0060	7/28/04	\$90,000	RELATED PARTY, FRIEND, OR NEIGHBOR...
002	222630	0145	6/21/05	\$315,500	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
002	222630	0150	12/9/04	\$200,000	NO MARKET EXPOSURE
002	222630	0150	8/19/04	\$175,750	NO MARKET EXPOSURE
002	222630	0170	3/10/04	\$179,250	1031 TRADE...
002	241990	0040	4/15/05	\$285,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
002	280710	0155	10/23/04	\$209,000	BANKRUPTCY - RECEIVER OR TRUSTEE...
002	397170	0330	10/26/04	\$229,667	GOVERNMENT AGENCY...
002	397170	0925	3/28/06	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	398530	0320	2/14/04	\$294,500	RELOCATION - SALE TO SERVICE
002	421391	0040	9/28/06	\$144,000	DOR RATIO...
002	444090	0070	11/17/05	\$354,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	566610	0015	7/21/05	\$274,740	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	566610	0080	7/5/06	\$265,000	ACTIVE PERMIT BEFORE SALE>25K
002	566610	0080	4/27/05	\$268,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	566610	0085	8/3/05	\$284,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
002	566610	0125	3/29/04	\$250,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
002	618770	0010	3/24/04	\$96,000	RELATED PARTY, FRIEND, OR NEIGHBOR...
002	618770	0305	7/25/05	\$300,000	UNFINISHED AREA
002	618770	0400	2/1/06	\$248,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
002	664800	0025	6/23/06	\$395,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
002	664810	0010	3/8/05	\$310,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
002	776100	0030	3/14/05	\$41,656	RELATED PARTY, FRIEND, OR NEIGHBOR...
002	797050	0090	6/16/06	\$300,000	STATEMENT TO DOR
002	856370	0060	10/28/05	\$296,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
006	021750	0100	2/12/04	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR...

**Improved Sales Removed from this Annual Update Analysis  
Area 89  
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	021750	0115	2/12/04	\$230,000	NON-REPRESENTATIVE SALE
006	039610	0110	4/1/04	\$208,133	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
006	055810	0045	7/28/05	\$277,500	STATEMENT TO DOR
006	180390	0055	2/17/05	\$257,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
006	182604	9290	3/8/04	\$171,100	NON-REPRESENTATIVE SALE
006	182604	9304	4/3/06	\$230,000	NON-REPRESENTATIVE SALE
006	182604	9362	6/14/06	\$16,454	DOR RATIO
006	182604	9458	11/12/04	\$344,900	RELOCATION - SALE TO SERVICE
006	288170	0086	7/13/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	288170	0553	7/17/06	\$290,000	REPRESENTATION
006	288170	0554	9/26/06	\$355,000	QUESTIONABLE PER APPRAISAL
006	288170	0582	6/15/06	\$338,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	310450	0035	2/17/06	\$29,878	DOR RATIO...
006	392820	0040	3/17/05	\$277,000	1031 TRADE
006	440270	0249	11/4/05	\$208,500	NON-REPRESENTATIVE SALE
006	440270	0460	5/10/04	\$110,000	DOR RATIO...
006	440270	0505	7/8/05	\$216,666	SEGREGATION AND/OR MERGER
006	440270	0705	9/28/06	\$273,775	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	440810	0080	2/22/06	\$300,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
006	517370	0030	5/23/06	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	556210	0165	11/27/06	\$10,000	DOR RATIO
006	556210	0245	11/11/06	\$114,196	RELATED PARTY, FRIEND, OR NEIGHBOR...
006	556210	0245	5/6/04	\$99,989	RELATED PARTY, FRIEND, OR NEIGHBOR...
006	556210	0340	10/6/04	\$259,950	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
006	667190	0060	11/28/06	\$377,950	NON-REPRESENTATIVE SALE
006	667190	0060	12/22/05	\$243,000	QUESTIONABLE PER APPRAISAL
006	667250	0030	7/28/05	\$260,000	NON-REPRESENTATIVE SALE
006	667294	0030	7/6/04	\$220,000	NO MARKET EXPOSURE
006	684350	0010	1/18/05	\$175,000	NON-REPRESENTATIVE SALE
006	688590	0415	4/16/04	\$105,000	DOR RATIO
006	688590	0415	10/5/04	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	765590	0040	11/29/06	\$80,000	DOR RATIO
006	765590	0042	10/11/05	\$210,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
006	765590	0161	6/9/05	\$389,900	UNFINISHED AREA
006	765590	0161	6/11/04	\$290,000	UNFINISHED AREA
006	765590	0252	12/13/04	\$110,000	DOR RATIO...
006	765590	0252	8/4/05	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	777130	0090	4/27/06	\$292,800	RELATED PARTY, FRIEND, OR NEIGHBOR
006	777130	0175	1/18/05	\$160,000	DOR RATIO
008	039010	0015	4/19/04	\$71,350	DOR RATIO
008	039010	0075	4/10/06	\$125,000	DOR RATIO

**Improved Sales Removed from this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	041410	0050	1/16/04	\$63,726	PARTIAL INTEREST (1/3, 1/2, Etc.)...
008	041410	0170	12/9/04	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
008	041410	0210	9/15/04	\$220,400	GOVERNMENT AGENCY...
008	041410	0270	9/21/04	\$162,777	DOR RATIO...
008	041410	0275	6/1/04	\$246,000	OBSOLESCENCE
008	041410	0360	8/13/04	\$171,690	BANKRUPTCY - RECEIVER OR TRUSTEE
008	041410	0465	2/24/04	\$145,000	NON-REPRESENTATIVE SALE
008	041410	0480	11/15/04	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	041410	0535	9/13/05	\$239,750	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
008	041410	0666	1/11/05	\$345,000	OBSOLESCENCE
008	041520	0020	12/17/04	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	041520	0050	3/1/04	\$250,000	OBSOLESCENCE...
008	072604	9046	9/22/04	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	072604	9321	3/22/05	\$349,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
008	182604	9164	3/22/04	\$78,144	PARTIAL INTEREST (1/3, 1/2, Etc.)...
008	182604	9274	10/14/04	\$235,000	NON-REPRESENTATIVE SALE
008	182604	9344	1/28/06	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR...
008	184470	0010	6/7/06	\$365,000	UNFINISHED AREA
008	222470	0125	11/10/05	\$131,591	RELATED PARTY, FRIEND, OR NEIGHBOR...
008	307350	0048	10/28/04	\$150,000	NON-REPRESENTATIVE SALE
008	307350	0060	10/3/06	\$165,000	NON-REPRESENTATIVE SALE
008	307350	0071	5/17/05	\$189,397	RELATED PARTY, FRIEND, OR NEIGHBOR...
008	336890	0042	12/29/05	\$308,000	RELATED PARTY, FRIEND, OR NEIGHBOR...
008	336890	0051	1/28/05	\$263,000	RELOCATION - SALE TO SERVICE
008	336890	0071	8/24/06	\$154,882	RELATED PARTY, FRIEND, OR NEIGHBOR...
008	370590	0101	7/27/06	\$359,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
008	370590	0137	12/24/04	\$111,673	DOR RATIO...
008	370590	0206	3/23/06	\$278,900	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
008	370590	0238	4/24/06	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	370590	0241	6/25/04	\$160,000	NO MARKET EXPOSURE...
008	370590	0256	5/4/04	\$160,000	NON-REPRESENTATIVE SALE
008	370590	0301	6/29/04	\$107,485	DOR RATIO...
008	525330	0006	3/6/06	\$346,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
008	525330	0019	1/5/06	\$317,000	CORPORATE AFFILIATES..
008	525330	0318	6/22/05	\$260,000	NO MARKET EXPOSURE
008	525330	0335	12/2/04	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	525330	0335	9/23/05	\$289,000	QUESTIONABLE PER APPRAISAL
008	525330	0337	8/14/04	\$451,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	525330	0416	4/1/05	\$230,000	NON-REPRESENTATIVE SALE
008	525660	0020	7/9/04	\$290,000	OBSOLESCENCE
008	546580	0055	12/28/05	\$60,000	RELATED PARTY, FRIEND, OR NEIGHBOR...

**Improved Sales Removed from this Annual Update Analysis  
Area 89  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	546750	0130	1/29/04	\$250,000	NON-REPRESENTATIVE SALE
008	546760	0170	7/9/04	\$95,297	RELATED PARTY, FRIEND, OR NEIGHBOR...
008	546780	0030	9/3/04	\$340,000	UNFINISHED AREA
008	546780	0030	4/27/05	\$405,000	UNFINISHED AREA...
008	546781	0060	11/9/05	\$78,188	RELATED PARTY, FRIEND, OR NEIGHBOR...
008	546870	0110	4/17/06	\$360,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
008	546870	0191	7/14/04	\$115,000	DOR RATIO
008	546870	0210	7/15/04	\$215,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR...
008	566630	0035	8/7/06	\$119,500	CORPORATE AFFILIATES...
008	566630	0050	5/10/04	\$48,586	DOR RATIO...
008	566630	0185	3/12/04	\$252,000	UNFINISHED AREA
008	566630	0195	2/8/06	\$343,000	OBSOLESCENCE
008	608410	0170	12/10/04	\$97,584	DOR RATIO...
008	613910	0045	7/7/05	\$215,000	TEAR DOWN
008	613910	0070	6/8/04	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	727610	0040	3/9/06	\$54,208	RELATED PARTY, FRIEND, OR NEIGHBOR...
008	727610	0065	12/14/06	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	727610	0251	4/6/04	\$279,950	UNFINISHED AREA
008	727610	0261	8/24/04	\$202,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	727610	0285	12/4/06	\$460,000	TEAR DOWN
008	727610	0285	3/10/06	\$322,000	TEAR DOWN
008	740070	0037	9/22/06	\$92,598	RELATED PARTY, FRIEND, OR NEIGHBOR...
008	740070	0065	6/29/04	\$310,000	BANKRUPTCY - RECEIVER OR TRUSTEE...
008	740070	0076	11/11/05	\$169,500	NON-REPRESENTATIVE SALE
008	740270	0010	10/10/05	\$329,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
008	740270	0045	8/22/06	\$353,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	779650	0040	5/16/06	\$280,883	QUIT CLAIM DEED
008	783000	0130	8/24/05	\$300,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR



**King County**  
**Department of Assessments**  
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**Scott Noble**  
*Assessor*

**MEMORANDUM**

DATE: January 4, 2007  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2007 Revaluation for 2008 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr